WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/04 15:23 2pgs
Fees:13.00 Taxes:392.20

20040303-0024345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel K. Davis	New South Federal Savings Bank	Map 42 Group 030 Parcel 14
(NAME) 900 Woods Lake Dr.	(NAME) 210 Automation Way	
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham Alabama 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Raymond Clendening, Jr. and Rebecca V. Clendening , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel K. Davis , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 34, Primrose Acres, as shown by plat of record in Plat Book 2663, page 107, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond Clendening, Jr. and wife, Rebecca V. Clendening, by Deed from Thomas M. Cihlar and wife, E. Mischelle Cihlar, dated December 27, 2002, filed for record on January 2, 2003, in Instrument Number 200301020000308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 900 Woods Lake Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of February, 2004

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Raymond Clendening Jr.

Rebecca V. Clendening
By: Raymond Clendening, Jr. Attorney In Fact

STATE of TENNESSEE
COUNTY of SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Raymond Clendening, Jr. the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2004.

My Commission Expires: 12-19-04

NOTARY PUBLIC AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 27th day of February, 2004, before me personally appeared Raymond Clendening, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rebecca V. Celndening, and who acknowledged that he executed the same as the free act and deed of the said Rebecca V. Clendening by virtue of that Power of Attorney, duly executed by the said Rebecca V. Clendening and appearing of record in Instrument No. 20040303-0024344, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hendersonville, Tennessee this 27th day of February, 2004.

My Commission Expires: 12-19-04

Notary Public

File Number24020287
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075