Davidson County DEEDWARR
Recvd: 03/18/04 15:38 2pgs
Fees:13.00 Taxes:436.23
20040318-0031137

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $117,900.00. Carol A. Clawson Affiant Subscribed and sworn to before me, this 8 day of March, 2004. Notary Public My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: Arlene E. Chadwick 656 Dutchmans Drive Hermitage, TN 37076	Send Tax Bills To: ~~Same~~ New Owner	Map-Parcel Number: 075-08-0 239.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKY L. SEVER AND HUSBAND, JAMES A. SEVER,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ARLENE E. CHADWICK,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

unmarried

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hunters Hill, Section 1, as of record in Book 5800, page 350, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vicky L. Sever and husband, James A. Sever, by deed from Daniel J. Dotson and wife, Linda S. Dotson, of record in Book 11729, page 675, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 5800, page 350, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 6215, page 881, as amended in Book 6223, page 335, and Book 6489, page 932, Register's Office for Davidson County, Tennessee.

This is improved property known as 656 Dutchmans Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8th day of March, 2004.

Vicky L. Sever

James A. Sever

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VICKY L. SEVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of March, 2004.

Notary Public

My Commission Expires: 1-27-2007

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES A. SEVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of March, 2004.

Notary Public

My Commission Expires: 1-27-2007

WESLEY D. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007