WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 6.4.06

(AFFIX SEAL)

JENNIFER MARLIN ★ TENNESSEE ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/01/04 15:19 2pgs
Fees:13.00 Taxes:499.50

20040401-0036913

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy R. Rogers	Coldwell Banker Mortgage, It's successors and or assigns, as their interest may appear	Map 98-05
(NAME) 517 New Castle Lane	(NAME) 3000 Leadenhall Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Mount Laurel New Jersey 08054	Parcel 74.00
(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, **Tim Dowell and Wife, Wendy R. Dowell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jimmy R. Rogers and Wife, Anna M. Cline-Rogers**, 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. 192 on the Plan of Lake Park, Section 9, as shown by plat of record in Plat Book 4955, Page 38, 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 Wendy R. Russell by deed from David Dean and Wife, Kim Dean of record in Instrument Number 200004190039419, Register's Office for said County.

Said Wendy R. Russell having since married is now known as Wendy R. Dowell.

Tim Dowell joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth per Plat Book 4955, Page 38, Register's Office of said County.

Subject to Restrictive Covenants of record in Deed Book 7476, Page 643, Deed Book 7502, Page 11, Deed Book 7861, Page 420 and Deed Book 8149, Page 337, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7476, Page 643, Deed Book 7502, Page 11. Deed Book 7861, Page 420, Deed Book 8149, Page 337 Register's Office for said County.

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 517 New Castle Lane, Hermitage, TN 37076

(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 31st day of March, 2004.

Tim Dowell

Wendy R. Dowell

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tim Dowell and Wife, Wendy R. Dowell the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3/31/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY THURMAN HOUR NOTARY PUBLIC WILSON COUNTY, TENN. AT LARGE

File Number2403045
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122