Davidson County DEEDWARR
Recvd: 04/21/04 15:05 2pgs
Fees:13.00 Taxes:999.88
20040421-0045510

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,238.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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
Paul E. Rising	Paul E. Rising	Map 75
(NAME) 1213 Lilac Drive	(NAME) Same	Group 12-0-E
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 18
(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,

Blossom Trace, LLC, a Tennessee Limited Liability Company ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul E. Rising and Wife, Georgann M. Rising ,

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. 8 on the Plan of Blossom Trace, First Revision, Final Plat as of record in Instrument No. 20010920-0101745 and corrected by Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Blossom Trace, LLC, a Tennessee Limited Liability Company by Warranty Deed dated May 30, 2001 from Kent A. Biery and wife, Linda E. Biery of record in Instrument No. 20010605-0058126, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 200012200124666, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument Number200107240078292, Register's Office for said County.

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

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 1213 Lilac Drive, 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 our hands this 19th day of April, 2004.

Blossom Trace, LLC

By: J. David Carter Chief Manager

Attest:

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. David Carter with whom I am personally acquainted and who upon his oath acknowledged J. David Carter to be the Chief Manager of Blossom Trace, LLC, a Tennessee Limited Liability Company the within named bargainer, a corporation, and that, J. David Carter as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by J. David Carter as such Chief Manager.

Witness my hand and official seal this 4/19/2004

My Commission Expires: 1-23-06 Notary Public

File Number2403546
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122