WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-29-07
(AFFIX SEAL)

CARRIE ANN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
3018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 05/18/04 15:38 2pgs
Fees:13.00 Taxes:288.23
20040518-0058392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tremeta J. Walker	~~Tremeta J. Walker~~	Map 150-06
(NAME) 3007 Woodymore Place	(NAME) New Owner	Parcel 230.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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,

Beverly M. Gruenberg Matherly, A Single Person ,

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

Tremeta J. Walker , unmarried

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. 21-B on the Plan of Woodymore Heights, Section Two, Zone Lot Division Lots 21 and 22, as of record in Plat Book 5200, Page 645 and amended in Plat Book 6900, Page 364, 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 Beverly M. Gruenberg by Quitclaim Deed dated August 27, 1988 from Leon C. Gruenberg of record in Book 8192, Page 179 and also by deed of record in Book 7132, Page 454, all of record in the Register's Office for Davidson County, Tennessee. The said Beverly M. Gruenberg having since married and being one and the same as Beverly M. Gruenberg Matherly.

Restrictive Covenants of record in Book 6534, Page 872 and Book 6536, Page 329, Register's Office of said County.

Easements as shown of record in Book 7597, Page 987 and Book 7597, Page 763, 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 3007 Woodymore Place, Antioch, TN 37013

(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 3rd day of May, 2004.

Beverly M. Gruenberg Matherly by Debbie Foust atty-in-fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 3rd day of May, 2004, before me personally appeared Debbie Foust, 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 Beverly M. Gruenberg Matherly, A Single Person, and who acknowledged that she executed the same as the free act and deed of the said Beverly M. Gruenberg Matherly, A Single Person by virtue of that Power of Attorney, duly executed by the said Beverly M. Gruenberg Matherly, A Single Person and appearing of record in Instrument Number 20040518 00058391, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3rd day of May, 2004.

My Commission Expires: 6-9-07

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

File Number24010323
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122