WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/04 12:03 2 pgs
Fees:13.00 Taxes:499.50
20040602-0064450

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Lori K. Gilmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2004.

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 02/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori K. Gilmore	Wells Fargo Bank, N.A.	103-02-0-240
(NAME) 5720 Maudina Drive	(NAME) 11301 Carmel Commons Blvd Suite 309	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Charlotte North Carolina 28226	
(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, Patricia S. Newman, married and Burton C. Newman and Patricia Newman, husband and wife , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori K. Gilmore, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of a Portion of Lot 7 John M. Branham's Farm, as of record in Instrument No. 20000526-0052618, Register's Office for said County, o which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patricia S. Newman, unmarried, Burton C. Newman and Patricia Newman, husband and wife by Warranty Deed dated August 31, 2001 from Francis Ruth Gaddis, a married person and Benny Gaddis of record in Instrument No. 20010914-0100126, Register's Office for Davidson County, Tennessee.

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 5720 Maudina Drive, Nashville, TN 37209

(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 28th day of May, 2004.

Patricia Newman

Matt Long

Patricia S. Newman

Burton C. Newman

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia S. Newman and husband Matt Long and Burton C. Newman and Patricia Newman, husband and wife the bargainor(s), 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 5/28/2004

My Commission Expires: 08/20/06

Notary Public

JUDY REED
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE

File Number2404450
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027