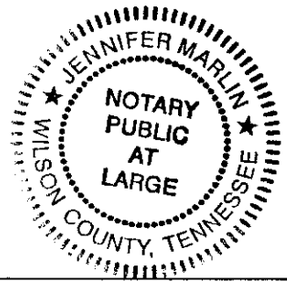
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,900.00

Connie S. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Jennifer Marlin
Notary Public

MY COMMISSION EXPIRES: 6-4-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/03/04 15:02 2pgs
Fees:13.00 Taxes:380.73

20040603-0065579

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
Connie S. Bates	New South Federal Savings Bank	Map 74
(NAME) 412 Bonnawood	(NAME) 210 Automation Way	Group 12-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham Alabama 35210	Parcel 20
(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, Andrew W. Midgett and Wife, Karen M. Midgett , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie S. Bates, 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. 613 on the Plan of Hermitage Hills, Section Six, as of record in Plat Book 3300, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 613 fronts 80.0 feet on the northerly margin of Bonnawood Drive and runs back between lines, 152 feet on the easterly side and 156.5 feet on the westerly line to a dead line in the rear on which it measures 80.2 feet thereon.

Being the same property conveyed to Andrew W. Midgett and Karen M. Midgett, husband and wife by Warranty Deed dated April 27, 1996 from Mark L. Versluis and wife, Kerri Ann Versluis of record in Book 10034, Page 134, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3253, Page 261, 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 (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 412 Bonnawood, 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 27th day of May, 2004.

Andrew W. Midgett

Karen M. Midgett

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 Andrew W. Midgett and Wife, Karen M. Midgett 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 5/27/2004

My Commission Expires: 9-4-06

Notary Public

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

File Number2405289

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