WARRANTY DEED

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires ~~May 8, 2004~~ 4/12/08

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/12/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/04/04 13:38 2pgs
Fees:13.00 Taxes:312.28

20040604-0066194

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
T & S Investments	T & S Investments	MAP 52-11
(NAME) 220 Peeler Trail	(NAME) 5004 Bonnawell Drive	PARCEL 31
(ADDRESS) Madison, TN 37115	(ADDRESS) Hermitage, TN 37076	
(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, Betty Karen Bryan Cate , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T & S Investments , 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. 20 on the Plan of Marlin Meadows, Section No. 3, as of record in Plat Book 2133, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot 20 fronts 210 feet on the southwesterly side of Peeler Trail and runs back 212.2 feet on the northwesterly line and 171.2 feet on the southeasterly line, to a dead line, measuring 214 feet thereon.

Being the same property conveyed to Karl Bryan and wife, Kathryn Bryan by Warranty Deed dated September 28, 1953 from R.R. Mincy and wife, Marian Mincy of record in Book 2199, Page 7, Register's Office for Davidson County, Tennessee. The said Karl Bryan having since died and the said Kathryn Bryan being a widow. The said Kathryn Bryan having since died and said property now being vested in Betty Karen Bryan Cate according to Will of record in Book 10977, Page 253, Register's Office for Davidson County, Tennessee.

Sewer and Drainage Easement to Metro as shown of record in Book 5321, Page 527, 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 220 Peeler Trail, Madison, TN 37115

(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 2nd day of June, 2004.

Betty Karen Bryan Cate

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Betty Karen Bryan Cate, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of June, 2004.

My Commission Expires: 4/12/08

NOTARY PUBLIC AT LARGE SUMNER COUNTY

My Commission Expires 4/12/08

Notary Public

File Number2405235
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122