WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/04 10:56 2pgs
Fees:13.00 Taxes:417.73

20040729-0090822

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-31-2007 (AFFIX SEAL)

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

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
Felicia Brown	FELICIA BROWN	Map 76-05
(NAME) 825 Stoner Mill Lane	(NAME) 825 STONER MILL LANE	Parcel 140.00
(ADDRESS) Hermitage, TN 37076	(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,
Bruce Palmer Paulson and Wife, Mary Paulson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Felicia Brown ,a single person, 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 Section 1, STONER MILL, as of record in Plat Book 6900, Pages 824 and 825, 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 the same property conveyed to Bruce Palmer Paulson and Wife, Mary Paulson by deed from CHARLES EUGENE STANFIELD, JR. of record in Deed Book 11647, page 842 AND FILED FOR RECORD ON SEPTEMBER 2, 1999, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7733, Page 559, 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 825 Stoner Mill Lane, 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 26th day of July, 2004.

Bruce Palmer Paulson,
By: Tonya Palmer, Attorney-in-fact

Mary Paulson,
By: Tonya Palmer, Attorney-in -fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of July, 2004, before me personally appeared Tonya Palmer, 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 Bruce Palmer Paulson and Wife, Mary Paulson, and who acknowledged that they executed the same as the free act and deed of the said Bruce Palmer Paulson and Wife, Mary Paulson by virtue of that Power of Attorney, duly executed by the said Bruce Palmer Paulson and Wife, Mary Paulson and appearing of record in Instrument Number 20040729-0090821, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 26th day of July, 2004.

My Commission Expires: Aug. 8, 2004

Notary Public

NOTARY PUBLIC AT LARGE
LUBA K. PERRY
WILSON COUNTY, TENN.

File Number2406078
~~**RETURN TO:**~~
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

RETURN TO: 1630
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214