WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/04/04 10:24 2pgs
Fees:13.00 Taxes:499.50
20040804-0093361

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
Joseph R Christy	NBank, NA	Map 44
(NAME) 1000 Hadley Avenue	(NAME) 136 Walton Ferry Road	Group 15.0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Hendersonville Tennessee 37075	Parcel 303
(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,

Howard R. Trawick and Wife, Joy F. Trawick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph R Christy and Shandie W Christy ,husband and wife, 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, described as follows:

Being Lot No. 9 on the Plan of Village of Old Hickory, Section "D", as of record in Book 1424, Page 65, Register's Office for said County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Hadley Avenue at the common corners of lots 9 and 10, thence with the margin of said Avenue northerly 76.6 feet to the beginning of a curve; thence around said curve, northwesterly 15.7 feet to the south margin of 10th Street; thence with the margin of said street westerly 136.1 feet to the beginning of a curve; thence around said curve, southwesterly 15.7 feet to a point in the easterly margin of Dodson Street, now closed; thence with the margin of said street, southerly 76.8 feet to the common corner of Lots 9 and 10; thence with the line between said lots easterly 156.2 feet to the beginning.

Being the same property conveyed to Howard R. Trawick and Wife, Joy F. Trawick by Warranty Deed dated November 30, 2001 from Robert W. Chaffin and Curtis Chaffin, Co-Executors of the Estate of Ruby Mildred Ford Sumner of record in Instrument No. 20011207-0135200, 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 1000 Hadley Avenue, Old Hickory, TN 37138

(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 30th day of July, 2004.

Howard R. Trawick

Howard R. Trawick

Joy F. Trawick

Joy F. Trawick

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 Howard R. Trawick and Wife, Joy F. Trawick* 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 7/30/2004

My Commission Expires: Aug 8, 2004 Notary Public

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

File Number2407423

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