WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Wendy Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2004.

Mandy Alsup
Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/22/04 09:42 2pgs
Fees:13.00 Taxes:314.50

20040922-0113848

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
Christy L. Kane	Option One Mortgage Corp.	Map 53
(NAME) 1410 Debow Street	(NAME) 22360 Davis Dr.	Group 03-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Sterling Virginia 92615yes	Parcel 146
(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,
Geraldine Guffy Monda and James Tilford Guffy and Herman Nicholson and ~~Herman~~ Gregg GN Curtis Nicholson and Beulah F Guffy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Christy L. Kane, An Unmarried 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. 77 on the Plan of VILLAGE OF OLD HICKORY, Section "C", as of record in Plat Book 1424, Page 66, 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 BETTY (GUFFY) NICHOLSON, GEARLDINE (GUFFY) MONDA AND JAMES TILFORD GUFFY by deed from BEULAH F. GUFFY (RESERVING A LIFE ESTATE IN SAID DEED) of record in Deed Book 10694, page 114, Register's Office for said County.
Betty Guffy Nicholson having since died leaving Herman Nicholson(Husband) and Gregg Curtis Nicholson(son) as sole Heirs.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2031, page 294, Register's Office for said County.

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 1410 Debow Street, 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 17th day of September, 2004.

Herman Nicholson

~~Herman~~ Curtis Nicholson

GN
G-R-99

Geraldine Guffy Monda

James Tilford Guffy

Beulah F. Guffy

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 Geraldine Guffy Monda and James Tilford Guffy and Herman Nicholson and Herman Curtis Nicholson and Beulah F Guffy 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 9/17/2004

My Commission Expires:_____

Notary Public

ROBERT E. JOHNSON
Notary Public At Large
Exp. May 30, 2007
DAVIDSON COUNTY, TN

File Number2408285
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122