Davidson County DEEDWARR
Recvd: 09/29/04 12:24 2pgs
Fees:13.00 Taxes:382.58

20040929-0117135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

Ashley Norman
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/9/09

(AFFIX SEAL)

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COU TENN.

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
Ashley Norman	Ashley Norman	Map 074
(NAME) 8141 Bonnafair Drive	(NAME) Same	Group 04-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 096
(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, Holly M. Kennedy Semmes and Husband, Alphonso Thomas Semmes, III , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Norman, Married woman , 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. 39 on the Plan of HERMITAGE HILLS, Section TWELVE, as of record in Plat Book 4675, Page 125, 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 Holly M. Kennedy by deed from FREDDA M. LEE AND LINDA P. ENGLAND, BOTH UNMARRIED of record in INSTRUMENT NUMBER 200006160060049, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Easement as shown of record in INSTRUMENT NUMBER 200006160060048, Register's Office for said County.

ENCROACHMENT as shown of record in INSTRUMENT NUMBER 200006160060048, Register's Office for said County.

Restrictive Covenants of record in Deed Book 4820, PAGE 611; Book 4960, page 506, Register's Office of 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 8141 Bonnafair Drive, 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 September, 2004.

Holly M. Kennedy Semmes

Alphonso Thomas Semmes III

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 Holly M. Kennedy Semmes and Husband, Alphonso Thomas Semmes, III 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 9/27/2004

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2409233

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