# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 4-23-06

(AFFIX SEAL)

WILSON COUNTY TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 10/07/04 11:19 2pgs
Fees:13.00 Taxes:469.90
20041007-0121200

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gretchen Vanhorn | Gretchen Vanhorn | MAP 74 |
| (NAME) 152 Jacksonian Drive | (NAME) Same | GROUP 08-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | PARCEL 235 |
| (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, Frank B Colvert and Wife, Louise G Colvert , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gretchen Vanhorn, an Unmarried 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. 989 on the Plan of HERMITAGE HILLS, Section TEN AND A RESUBDIVISION of a Portion of HERMITAGE HILLS, SECTION 7, as of record in Plat Book 3600, Page 50, 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 Frank B. Colvert, Jr. and wife, Louise G. Colvert by deed from LUKE W. NEAL AND WIFE, LOUREE J. NEAL of record in Deed Book 4991, page 490, 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 152 Jacksonian 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 4th day of October, 2004.

Frank B. Colvert Louise G. Colvert atty in fact
Frank B Colvert

Louise G Colvert
Louise G Colvert

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 Louise G Colvert 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 10/4/2004

My Commission Expires: 1-23-06

Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

On this the 4TH day of OCTOBER, 2004, before me personally appeared LOUISE G. COLVERT, 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 FRANK B. COLVERT, JR, and who acknowledged that FRANK B. COLVERT, JR executed the same as the free act and deed of the said FRANK B. COLVERT, JR. by virtue of that Power of Attorney, duly executed by the said FRANK B. COLVERT, JR. and appearing of record in Book 4, page _____, of Register's Office of WILSON County, TENNESSEE.

Witness my hand and official seal at MT. JULIET, this 4TH day of OCTOBER, 2004.

My Commission Expires: 1-23-06

Notary Public

*20041007-0121199

**File Number2408415**
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122