WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/11/04 10:24 2pgs
Fees:13.00 Taxes:371.85

20041011-0122417

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
John M. Hewitson	Same	Map 150
(NAME)	(NAME)	
3316 New Towne Road		Group 11-0
(ADDRESS)	(ADDRESS)	Parcel 72
Antioch, TN 37013		
(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,

Leoncia Drayton, Trustees of The Drayton Trust (A Revocable Living Trust), HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Hewitson, 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. 180 on the Plan of Towne Village of the Country, Section Two, as of record in Plat Book 5200, Pages 176-177, 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 Keith B. Drayton and Wife, Leoncia Drayton, Trustees of The Drayton Trust (A Revocable Living Trust) by quitclaim deed from Keith B. Drayton and wife Leoncia Drayton of record in Instrument No. 20011120-0127194, Register's Office for said County, executed on 10/15/01 and filed on 11/20/01. Keith B Drayton having since died

Restrictive Covenants of record in Deed Book 5456, Page 511, 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 3316 New Towne Road, Antioch, TN 37013

(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 8th day of October, 2004.

Leoncia Drayton Trustee by

Leoncia Drayton, Trustee of the Drayton Trustee (A revocable Living Trust) dated September 2, 2001
By: Laurie Anne Adams, Attorney in fact

Laurie Anne Adams, Atty. in fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 8th day of October, 2004, before me personally appeared Laurie Anne Adams, 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 Leoncia Drayton, and who acknowledged that she executed the same as the free act and deed of the said Leoncia Drayton by virtue of that Power of Attorney, duly executed by the said Leoncia Drayton and appearing of record in Instrument Number 20041011-0122416, of Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 8th day of October, 2004.

My Commission Expires: 1-23-06

Notary Public

File Number2409521
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

