WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00

Lenna R. Allen
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/02/04 11:25 2pgs
Fees:13.00 Taxes:1108.15
20041202-0143600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenna R. Allen	Navy Federal Credit Union and/or it's Successors and Assigns	Map 085
(NAME) 3100 Lebanon Road	(NAME) 820 Follin Lane	Group 11-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Vienna, VA 22180	Parcel 6
(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,

Gary L. Sadler and Wife, Judith E. Sadler ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lenna R. Allen and William Allen, Wife and Husband ,

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:

A portion of H. E. Stanford Farm, lying in the 3rd Civil District of Davidson County, Tennessee, and described according to a copy of the survey thereof made by Turner Engineering Co. on 7/25/60, and described on said Turner Survey as Tract B.

Beginning at a concrete monument in the Northeasterly margin of Daynacrest Drive, opposite a turn into Lebanon Road; thence with the margin of Daynacrest Drive, North 55 degrees, 34 min, West 23.2 feet to a point and continuing NW around a slight curve 176.8 feet to a corner of Tract A; thence with the line between tracts A and B, North 25 deg, 10 min, East 204 feet to a corner of Tract C; thence with a line between tracts B and C, South 52 deg, 11 min, East 258.3 feet to the Northwesterly margin of Lebanon Road, thence with the margin of same, Southwesterly 134.2 feet to the point of beginning of a curve; thence around said curve Westerly 39.6 feet to the point of beginning.

Being the same property conveyed to Gary L. Sadler and Wife, Judith E. Sadler by deed from Norma H. Byrd, unmarried of record in Instrument No. 200007030065170, rerecorded in Instrument No. 200007180071063, Register's Office for said County, executed on 06/30/00 and filed on 07/03/00.

Easement to the State of Tennessee as shown of record in Deed Book 4764, Page 510, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 5185, Page 636, and Book 5325, Page 307, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2999, page 131, and book 3000, Page 381, 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 3100 Lebanon Road, Nashville, TN 37214

(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 November, 2004.

Gary L. Sadler

Judith E. Sadler

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 Gary L. Sadler and Wife, Judith E. Sadler 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 11/30/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number2411151
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122