WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/05 14:18 2 pgs
Fees:13.00 Taxes:358.90

20050214-0016551

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Ann Fowler	SAME	Map 44-11
(NAME)	(NAME)	
611 Cleves Street		Parcel 163
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(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,
Alma Evelyn Vincent, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joyce Ann Fowler, 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:**

Land in Davidson County, Tennessee, being Lot No. 32 of Section "A" on the plan of E. I. Du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 68, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cleaves Street, at the corner of Lot Nos. 31 and 32; thence with the line between said lots, eastwardly 88 feet to the corner of lot Nos. 25, 26, 31 and 32; thence with the northerly margin of said street, westwardly 78.1 feet to the beginning of a curve; thence around said curve, to the easterly margin of Cleaves Street, with a radius of 10 feet; thence with the easterly margin of said Street, northwardly 76 feet to the beginning.

Being the same property conveyed to Alma Evelyn Vincent by deed from Sylvia Vincent of record in Instrument Number 20041230-0154487, Register's Office for said County.

Restrictive Covenants of record in Deed Book 1716, Page 612, 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 easements 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 611 Cleves 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 9th day of February, 2005.

Alma Evelyn Vincent

Alma Evelyn Vincent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Alma Evelyn Vincent, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9th day of February, 2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250200000

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122