Box 13 #9491

File No. 250101976

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Heidi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2005

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 04/13/05 13:15 2 pgs
Fees:13.00 Taxes:444.00
20050413-0041161

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Hernandez	Fifth Third Mortgage Company	074-08-0-265
(NAME) 149 Jacksonian	(NAME) 336 Main Street	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, Tennessee 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

J. David Carter,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cindy Hernandez and Billy R. CANNON, EACH UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 1005 on the Plan of Hermitage Hills Subdivision, Section 10, as shown by plat of record in Plat Book 3600, page 50, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J. David Carter by Quit Claim deed from Robert N. Dutton of record in Instrument Number 20050317-0029442 and re-recorded in Instrument Number 20050413-0041160, Register's Office for said County.

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

This conveyance is further 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 149 Jacksonian, 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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

J. David Carter

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 J. David Carter the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of March, 2005.

Commission expires: 6-9-07

Notary Public

WENDY L. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250101976

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