File No. 250302200

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/05 11:14 2 pgs
Fees:13.00 Taxes:292.30

20050414-0041658

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Ronald T. Ingrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald T. Ingrum	Bank of the South	Map 064-04-0
(NAME)	(NAME)	
~~205 Lake Cove~~ 498 W. Old Lebanon Rd	551 North Mt. Juliet Road	Parcel 035.00
(ADDRESS)	(ADDRESS)	
~~Old Hickory, TN 37138~~ Lebanon, Tn. 37087	Mt. Juliet, Tennessee 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, Mildred Ezell Smith, sole heir at law of Linda Sue Ezell, deceased, HEREINAFTER CALLED THE GRANTORS, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Ronald T Ingrum and wife, Mary A Ingrum, 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 all of Lot No. 3-A, on the Plan of Zone Lot Division, Lot 3 Lake Country, as shown by plat appearing of record in Plat Book 5800, Page 300, amending Plat Book 5200, Page 493, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Linda Ezell, unmarried, by Warranty Deed dated November 21, 2000 of record in Instrument No. 20001130-0117478, Register's Office for Davidson County, Tennessee. The said Linda Ezell also known as Linda Sue Ezell died intestate on December 12, 2003 leaving Mildred Ezell Smith, her sole heir at law as evidenced by Affidavit of Heirship dated January 12, 2005 of record in Instrument No. 20050112-0004450, said Register's Office.

Restrictive Covenants of record in Book 6198, Page 483 and Book 6095, Page 656; Charter for Homeowners' Association of record in Book 7289, Page 990; all matters shown on plat of record in Plat Book 5800, Page 300, revising Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee.

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 205 Lake Cove, 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 I am 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 13th day of April, 2005.

Mildred Ezell Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hermitage, Tennessee, this 13th day of March 2005.

Notary Public
My Commission Expires:

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

File Number: 250302200

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 10
Hermitage, TN 37076