WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.

(AFFIX SEAL)

DELAINA D. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 04/22/05 12:56 2 pgs
Fees:13.00 Taxes:296.00

20050422-0045129

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewey L. Lineberry		Map 64-1
(NAME)	(NAME)	
116 Lineberry Blvd. #300	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 76
Mt. Juliet TN 37122		
(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, Chris R. Gaines, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewey L. Lineberry, 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. 155 on the Plan of Cleveland Hall, Phase One, as shown of record in Plat Book 11700, Page 51, Register's Office of Davidson County, Tennessee, and corrected in the Surveyor's Certificate of Correction, Cleveland Hall Phase One, and recorded as Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chris R. Gaines by Quitclaim Deed from Jeffrey A. Rowlett, filed for record 5/5/00 as Instrument No. 200005050045365, and by Warranty Deed from Cleveland Hall, LLC, filed for record 12/8/99 as Instrument No. 199912080301072, Register's Office for Davidson County, Tennessee

Subject to all matters as shown on plat of record in Book 11700, Page 51, Register's Office of Davidson County, Tennessee, as corrected in the Surveyor's Certificate of Correction, Cleveland Hall Phase One, recorded as Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee.

Subject to a Sanitary Sewer Easement as shown of record in Book 8006, Page 677, Register's Office of Davidson County, Tennessee.

Subject to a Public Utility Easement as shown of record in Book 7844, Page 242, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of BellSouth Telecommunications as shown of record in Book 11725, Page 325, Register's Office of Davidson County, Tennessee.

Subject to Charter for Homeowners Association as shown of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee, and corrected in Instrument No. 199912090301348, Register's Office for Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 11725, Page 76, Instrument No. 20050307-0024504, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 11725, Page 110, Register's Office of Davidson County, Tennessee.

Subject to any Homeowners Dues that may be assessed.

unimproved ☒

This is improved ☐ property, known as 900 Tabitha Lane, 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 hand this 15th day of April, 2005.

Chris R. Gaines

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Chris R. Gaines, the within named bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 15th day of April, 2005.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

DELAINA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY