File No. 250401281

WARRANTY DEED

GIB VAN DER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/19/05 13:18 2 pgs
Fees:13.00 Taxes:369.63

20050519-0056669

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
Yolanda Nelson	same	Map 043 Group 04-0 Parcel 10
(NAME)	(NAME)	
104 Hiller Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	,	
(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,
Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 7/22/2003, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Yolanda Nelson ,and husband Robert Nelson, 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. 29 on the Plan of Swinging Bridge Heights, as of record in Plat Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 7/22/2003 by deed from Loys A Hubbard, a widow of record in Instrument Number 20030728-0104975, Register's Office for said County.

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 104 Hiller Drive, 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 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.

Witness our hands this 11th day of May, 2005.

Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 7/22/2003

By: Loys A. Hubbard, Trustee

Francie J. Hubbard, Attorney in fact

by Francie J. Hubbard, atty in fact

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 Francie J. Hubbard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 7/22/2003, as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Loys A. Hubbard, as Trustee of the Loys A. Hubbard Revocable Living Trust Dated 7/22/2003, under said Power of Attorney.

Witness my hand at office this 11th day of May, 2005.

Commission expires: 1-23-06

Tracey Trumphour

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250401281

RETURN TO:

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