File No. 250201433

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-23-2008

(AFFIX SEAL)

PATRICIA M GWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jude Pischke	Jude Pischke	Map 87 Parcel 39
(NAME)	(NAME)	
900 Old Lebanon Dirt Road	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/25/05 10:02 2 pgs
Fees:13.00 Taxes:74.00

20050525-0058889

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, , **Yorktown Funding, Inc.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jude Pischke**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

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 900 Old Lebanon Dirt Road, 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), his/her/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), his/her/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 20th day of May, 2005.

Yorktown Funding, Inc.

By: Lori Kensinger
Lori Kensinger, Assistant ~~Office Manager~~ Secretary

~~Attest:~~

STATE OF
COUNTY OF

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lori Kensinger with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Office Manager of Yorktown Funding, Inc. the within named bargainer, a corporation, and that, she as such Assistant Office Manager, being authorized to do executed

the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Office ~~Manager~~ Secretary.

Witness my hand at office this 20th day of May, 2005.

Commission expires:

Lisa Hodges
Notary Public

Lisa Hodges State of Tennessee Notary Public County of Sumner

File Number: 250201433
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

EXHIBIT A

A tract of land in the Fourth Civil District of said County and State, described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated May 15, 1955, as follows:
Beginning at an iron spike in the center line of Old Lebanon Dirt Road at the intersection of the centerline of New Hope Road, now closed, said spike being 61.5 feet south of a concrete monument, set at the southeast corner of this Cemetery lot which monument is in the west margin of Old Lebanon Dirt Road; thence with the center line of said New Hope Road, as closed: South 1 degree West 361 feet to a spike near the margin of New Hope Road; thence westerly 150 feet, more or less, passing through New Hope Road to a point in the center line of Old Lebanon Dirt Road, said last call being along the north line of the property that was conveyed to W.A. Wright and wife, by Deed from T.H. Peek of record in Book 2739, Page 61, said Register's Office; thence along the center line of Old Lebanon Dirt Road, North 20 degrees East 356.5 feet to the point of beginning, excluding, however, any and all land that may be within the bounds of any public roads or highways.

Said property is also described according to an unrecorded new survey by C. Michael Moran, R.L.S. #970, 246 Noah Drive, Franklin, Tennessee 37064 described as follows:

Property located in the old 4th now the 2nd Civil District of Nashville, Davidson County, Tennessee; and being more particularly described as follows: Beginning at an old concrete monument located on the northerly margin of North New Hope Road; said monument being a corner of New Hope Meadows Phase II as recorded in Book 6900, page 724, Register's Office for Davidson County, Tennessee; said monument also being located in the rear boundary line of Lot No. 91 of said subdivision; thence, with said margin of North New Hope Road and in a northwesterly direction with a curve to the left having a radius of 140.77 feet an arc length of 104.16 feet chord on N 43 degrees 49 minutes 15 seconds W 101.80 feet to a new iron rod; thence, N 64 degrees 01 minutes 03 seconds @ 6.11 feet to a new iron rod; thence, in a northwesterly direction with a curve to the right having a radius of 25 feet and arc length of 44.40 feet chord of N 13 degrees 07 minutes 46 seconds 38.79 feet to an iron rod situated in the easterly margin of Old Lebanon Dirt Road; thence, with the said margin of Old Lebanon Dirt Road N 37 degrees 45 minutes 32 seconds E 245.66 feet to an old concrete monument; said monument being in the westerly boundary of the aforementioned New Hope Meadows Phase II; said monument being in the rear of Lot No. 86; thence, leaving the said margin of Old Lebanon Dirt Road and with the said boundary line of New Hope Meadows Phase II S 12 degrees 12 minutes 30 seconds W 316.49 feet to the point of beginning and containing 0.40 acres (17,322 square feet).

Being the same property conveyed to Yorktown Funding, Inc., by Substitute Trustee's Deed from Denise Griffin, Substitute Trustee, dated February 25, 2004, filed for record on March 11, 2004, in Instrument Number 20040311 0028156, Register's Office for Davidson County, Tennessee.