File No. 250500546

WARRANTY DEED

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

NOTARY SEAL

EXPIRATION DATE: 10-12-08

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

Davidson County DEEDWARR
Recvd: 05/31/05 13:41 2 pg
Fees:13.00 Taxes:732.60

20050531-0061004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason A. Lee	Advent Mortgage	
(NAME) 1404 Whitetail Court	(NAME) 305 N Hurstbourne Lane, Suite 120	MAP 087 GROUP 02-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Louisville, Kentucky 40222	PARCEL 15
(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, **Mary E. Gage, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason A. Lee, and Wife, DeAnn M. Lee**, 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:

Being Lot No. 21 on the Plan of NEW HOPE MEADOWS, Phase I, as of record in Plat Book 6900, Page 653, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Taxes for the year 2004 paid in the amount of $1,608.00 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

Being the same property conveyed to Jim H. Gage by Deed from John S. Hohman dated May 22, 1995 and recorded September 16, 1995 in Deed Book 9795, Page 938, In Register's Office of Davidson County, Tennessee.

The said Jim H. Gage having since deceased leaving Mary E. Gage as sole surviving heir.

Charter of Homeowner's Association as shown of record in Book 7525, Page 935, Register's Office for said County.

By-Laws as shown of record in Deed Book 7567, Page 106, Deed Book 7557, Page 356, Instrument No. 200301060001977, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7557, Page 377, Deed Book 7688, Page 808, Deed Book 7934, Page 796, Deed Book 7567, page 103, Instrument No. 200301060001976, Register's Office of 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 1404 Whitetail Court, 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 my/our hand(s) this 27th day of May, 2005.

Mary E. Gage by Nancy Lipford
Mary E. Gage
Atty-in-fact

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson (KP)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Nancy Lipford, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Mary E. Gage (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/27/2005.

My Commission Expires:.

, Notary Public.

EXPIRATION DATE: 10-12-08

STATE OF TENNESSEE NOTARY PUBLIC KIMLIE PERRY WILSON COUNTY

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RETURN TO:
Cumberland Title
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