03

Rudy Title 48-A

File No. 250501170

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/22/2007

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 06/20/05 10:29 2 pg
Fees:13.00 Taxes:391.83

20050620-0070139

**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 |
|---|---|---|
| James S. Metcalfe | Cumberland Bank | 090-12-0-301 |
| (NAME) 6407 Futura Drive | (NAME) 810 Cresent Drive, Suite 320 | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Franklin, Tennessee 37067 | |
| (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,

**Ival Lorene Curtis Bishop, a widow,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James S. Metcalfe, and Wife, Tamara Metcalfe,** and Joseph W. Sanford and Wife Julia K. Sanford

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:

Land in Davidson County, BEING Lot No. 4, Section One, on the Plan of Foundry Heights, as shown by plat of record in Plat Book 3600, Page 16, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 4 fronts 58.0 feet on the southwesterly side of Future Drive and extends back between lines 145.3 feet on the northwesterly line and 124.1 feet on the southeasterly line to a dead line in the rear on which it measures 89.7 feet.

Being the same property conveyed to Norman Bernard Bishop and Ival Lorene Curtis Bishop by deed from Cumberland Builders, Inc. of record in Deed Book 3895, page 788, and recorded on 5/28/1965 at the Register's Office for said County.

Said Norman Bernard Bishop since being deceased, vesting title in Ival Lorene Curtis Bishop by vesting by the entirety. This information was supplied by the Exhibit A of the Deed of Trust, of record in Instrument # 200307300107507, Registers Office for Said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3578, page 493, Register's Office for 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 6407 Futura Drive, Nashville, TN 37209

(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 my/our hand(s) this 8th day of June, 2005.

Ival Lorene Curtis Bishop

Ival Lorene Curtis Bishop

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ival Lorene Curtis Bishop, a widow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of June, 2005.

Commission expires: 1-23-06

Notary Public

**File Number: 250501170**

**RETURN TO:**

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY