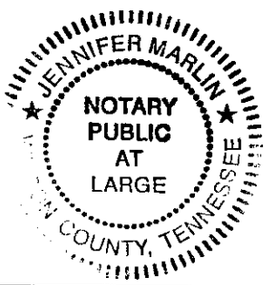
File No. 250700752

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6.4.06
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/03/05 09:07 2 pgs
Fees:13.00 Taxes:505.98

20050803-0090725

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger D. Crocker	Bank of the South	Map 53-6B Parcel 12
(NAME) 2265 Riverway Drive	(NAME) 551 North Mt. Juliet Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, Tennessee 37122	
(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, WE, Walter K. Withrow and wife, Sharon E. Withrow, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger D. Crocker and wife, Catherine D. Crocker, 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. 215 on the Plan of Waterford, Phase 2, as of record in Plat Book 7900, Page 412, 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 Walter K. Withrow and wife, Sharon E. Withrow by deed from Royndal E. Hare and wife, Patricia . Hare, executed on 02/24/1997, of record on 09/26/1997, in Book 10359, page 930, Register's Office for Davidson County, Tennessee

Restrictive Covenants of record in Deed Book 7463, Page 294, Book 8699, page 462, Book 9530, page 185 and Book 8694, page 216 Register's Office of said County.

Furnish any H.O.A. dues, if any.

H.O.A. as shown of record in Deed Book 9393, Page 831, Register's Office for said County.

Easement as shown of record in Deed Book 2024, Page 225, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 1717, Page 30, 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 2265 Riverway 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 my/our hand(s) this 29th day of July, 2005.

Walter K. Withrow

Sharon E. Withrow

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 Walter K. Withrow and wife, Sharon E. Withrow, 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 purposes therein contained.

Witness my hand at office this 29th day of July, 2005.

Commission expires: 6-4-06

Notary Public

JENNIFER MARLIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

File Number: 250700752

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