File No. 250201336

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,600.00

x Lisa Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: . 1-2306
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/25/05 10:44 2 pgs
Fees:13.00 Taxes:368.52
20050825-0101534

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa M. Wallace | Lisa M. Wallace | |
| (NAME) 8155 Bonnafair Drive | (NAME) SAME | MAP/PARCEL 074-04-0-071 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) | |
| (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, **Lisa M. Prater-Tolar and Husband, Don Tolar**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa M. Wallace, Unmarried Woman**, 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. 64 on the Plan of Hermitage Hills Subdivision, Section 12 as shown by plat of record in Plat Book 4675, page 125, 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.

Being the same property conveyed to Lisa M. Prater, unmarried by deed from Brenda K. King of record in Deed Book 9158, page 978, and recorded on 11/22/1993 at the Register's Office for said County.

Said Lisa M. Prater since married and now known as Lisa M. Prater-Tolar.

The said Lisa M. Prater-Tolar is joined in this conveyance by her Husband, Don Tolar in order to convey any and all interest he may have in said property.

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 8155 Bonnafair Drive, 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 24th day of August, 2005.

Lisa M. Prater-Tolar

Don Tolar

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 Don Tolar, and Wife, Lisa Tolar, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 8/24/2005.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC

**File Number: 250201336**

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