File No. 250701523

WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Heather S Hunter
Affiant

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

Jessica Talbott
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/21/05 11:42 2 pgs
Fees:13.00 Taxes:536.50
20050921-0113486

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Sloane Hunter	Americas Wholesale Lender (Countrywide), ISAOA/ATIMA	
(NAME) 1599 Springfield Highway	(NAME) MSN SV22	MAP/PARCEL 007-00-0-053
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Van nuys, California 91410-0212	
(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, **Theresa K. Welch, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Sloane Hunter, an 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:

Beginning at a concrete marker in northwest edge of Highway 41 at the corner of Peay; thence with edge of Highway, S 48 deg. E 337 feet 6 inches to a point in the middle of a drain even with a culvert under the Highway, a concrete marker on the bank 5 feet from corner, the corner to Mayse; thence with Mayse up the drain next two calls as follows: N 63 deg. E. 22 feet, a concrete marker, 3 feet North of the corner; N 35 deg. E. 68 feet to a concrete marker at an Elm on the right side of the drain; thence with Mayse N. 77 deg. E. 105 feet to a concrete post, corner to Mayse and Peay; thence with Peay next three calls as follows; N 1 deg. E. 189 feet to a concrete marker; N 86 deg. W 368 feet to a concrete marker; N 31 deg. E 100 feet to the beginning, being in the 10th Civil District of said County.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of the following described property within the metes and bounds of the property described above having been conveyed to the State of Tennessee, by Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee, bearing Docket No. 83C-2358 and of record in Book 6624, Page 883, said Register's Office, more particularly described as follows:

Beginning at the point of intersection of the North boundary of the Benjamin Smith, et us, property and the East margin of S. R. 11 (U.S. 41); thence with the said east margin on a curve right 253 feet, more or less, to a point thence, northeastwardly 15 feet, more or less; thence north westwardly 84 feet, more or less, to a point; thence N 35 deg. 0 min. East 37 feet, more or less, to a point; thence with the proposed margin of proposed S. R. 11 (U.S. 41) on a 7,589.44 foot radius curve left 345 feet, more or less, to a point; thence S 45 deg. 14 min. 5 sec. W 44 feet, more or less, to the point of beginning.

Being the same property conveyed to Theresa K. Welch by deed from George C. DeMoss and wife, Rosie L. DeMoss of record in Deed Book 11163, page 250 and filed for record on October 21, 1998, Register's Office for said County.

Cemetery Easement as shown of record in Deed Book 4423, Page 5, Register's Office for said County.

Drainage Easement as shown of record in Deed Book 6624, Page 983, Register's Office for said County.

NOTE: THE ACREAGE MENTIONED IN THE LEGAL DESCRIPTION IS ONLY FOR THE CONVENIENCE IN IDENTIFYING THE TRACT CONVEYED HEREIN; NEITHER THE GRANTOR NOR THE PREPARER OF THIS DEED MAKE ANY REPRESENTATION AS TO THE ACREAGE CONVEYED.

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 1599 Springfield Highway, Goodlettsville, TN 37072
(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 29th day of September, 2005.

Theresa K. Welch

Theresa K. Welch

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 Theresa K. Welch, an unmarried woman, 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 and official seal at Mt. Juliet, Tennessee, this 9/16/2005.

My Commission Expires:

Jessica Talbott

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

File Number: 250701523

RETURN TO:
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