File No. 250802046

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL EXPIRATION DATE: 10-12-08

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
Calvin Guffey	Mortgage Investors Group	MAP 75-6
(NAME) 4287 Sweden Drive	(NAME) 8320 E. Walker Springs Ln, St 200	PARCEL 129
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville, Tennessee 37923	
(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, C and N Properties, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Guffey, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 4 on the Plan of Section 5, Hermitage Hills as of record in Plat Book 4175, Page 67, 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 C and N Properties, LLC by Quitclaim Deed dated June 10, 2005 from Clark B. Cummings, married and Kelli Nelson and husband, Mark Nelson of record in Instrument No. 20050615-0068228 and previously conveyed to Clark B. Cummings, married and Kelli Nelson and husband, Mark Nelson by Warranty Deed dated June 8, 2005 from Billy Wayne Hentz and wife, Debbie L. Hentz of record in Instrument No. 20050610-0066855 and previously conveyed to Billy Wayne Hentz by Quitclaim Deed dated August 17, 1998 from Kathy Lynn Hentz of record in Book 11173, Page 871, all of record in the Register's Office for Davidson County, Tennessee.

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 4287 Sweden 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 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 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.

Davidson County DEEDWARR
Recvd: 09/21/05 11:48 2 pgs
Fees:13.00 Taxes:391.83
20050921-0113491

Witness our hands this 15th day of September, 2005.

C and N Properties, LLC

By: _____

Mark Nelson, Member

Attest: _____

Clark Cummings, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mark Nelson and Clark Cummings, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Members of C and N Properties, LLC, a limited liability company, the within named bargainor, and that they as such members executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as said officer.

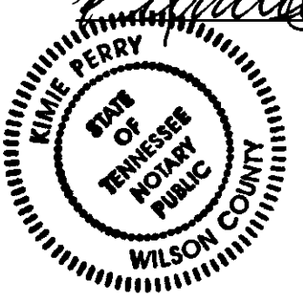
Witness my hand at office this 15th day of September, 2005.

Commission expires:

EXPIRATION DATE: 10-12-08

_____

Notary Public



File Number: [redacted]2046

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122