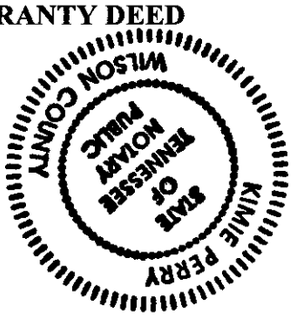
File No. 251001712

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Nancy R. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2005.

Notary Public

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

Davidson County DEEDWARR
Recvd: 11/03/05 14:25 2 pgs
Fees:13.00 Taxes:481.00
20051103-0133348

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
Samuel D. Edwards	Samuel D. Edwards	87.00-0 47.03
(NAME) 6231 North New Hope Road	(NAME) 6231 North New Hope Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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,
Sharon Hill Vanderpool, married,

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

Samuel D. Edwards and wife, Nancy R. Edwards,

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:

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John M. Sullivan, dated August 30, 1963, revised September 27, 1963, as follows: BEGINNING at a point in the center if New Hope Road, at the corner of the property conveyed to James A. McCormick, et ux, by deed from Lillie B. McCormick, et vir, as of record in Book 3619, Page 435, RODC; thence with James A. McCormick northerly line North 87 07' East 263 Feet to a point, and continuing with said line south 83 18' East 109 Feet to his northwest corner; thence leaving said McCormick property North 1 27' East 154 Feet to a point; thence south 89 13' West 362.30 Feet to a point in the center of New Hope Road; thence with the center of said road south 4 43' West 150 feet to the beginning, and containing 1.2 acres more or less.

Being the same property conveyed to Sharon Hill Vanderpool by deed from Karen Hill Brown of record in Instrument No. 20050603-0053516, Register's Office for said County.

The subject property is under 5 acres and we find no recorded plat which includes all of the property's exact boundaries. A recorded plat may be required before any building permits can be obtained. Any policy will not insure against loss or damage due to the lack of a recorded plat.

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 6231 North New Hope Road, 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), 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 31st day of October, 2005.

Sharon Hill Vanderpool

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 Sharon Hill Vanderpool the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of October, 2005.

Commission expires:

EXPIRATION DATE: 10-13-08

KIMBERLY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

File Number: 251001712

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