WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/05 10:23 2 pgs
Fees:13.00 Taxes:382.95
20051201-0144323

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2005.

Sonya M. Branham
Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy L. Draper	F&M Bank	63-2-0-162.00
(NAME)	(NAME)	
1441 Mohawk Trail	322 Main Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20053300

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Adrienne Zouzounis, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Randy L. Draper, a single person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1441 Mohawk Trail, Madison, TN 37115

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2005.

Adrienne Zouzounis by Susan Solnick Attorney-in-Fact
Adrienne Zouzounis by Susan Solnick, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this 30th day of November, 2005, before me personally appeared Susan Solnick, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Adrienne Zouzounis, and who acknowledged that she executed the same as the free act and deed of Adrienne Zouzounis.

Witness my hand and official seal at Springfield, Tennessee this 30th day of November, 2005.

Commission expires: 11/25/07

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Sonya M. Branham
Notary Public

File No.: 20050380

EXHIBIT A

BEING Lot No. 90 on the Map of Nawakwa Hills Powwow Addition, Section III, of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Adrienne Zouzounis, unmarried by Warranty Deed from W. H. Dorris and R. B. Huffine dated May 28, 1999 of record in Book 11513, Page 454, Register's Office for Davidson County, Tennessee.

Susan Solnick executed this instrument on behalf of Adrienne Zouzounis pursuant to Power of Attorney of record in Instrument #20051201-0144322, said Register's Office.