File No. 260101698

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/05 11:33 2 pg:
Fees:13.00 Taxes:295.63
20060210-0016563

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

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
Steven J. Thornhill	**Countrywide Home Loans, Inc**	087-00-0 060.00
(NAME) 4253 Central Pike	(NAME) **801 Cresent Centre Drive, Ste 510**	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Franklin, TN 37067**	
(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, , Estate of Murray C. Carver, Charles Wright Executor, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven J. Thornhill, an unmarried man, 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:

LAND in Davidson County, Tennessee, BEGINNING at a point in the center line of Central Pike at the SE corner of the property of Henderson Hager and wife; thence along Hagers East line N 5° E 297.8' to a Stake at Fence post; thence S 31° 55' E 361.4' to the center line of Central Pike; thence with the center line of the same North 87° 17' West 217.8' to the beginning, containing ¾ acres more or less triangular in shape.

Being the same property conveyed to Murray C. Carver and, Mary Eleanor Carver, Husband and Wife, by deed dated 4/13/46 and recorded on 4/25/46 from James T. Sullivan and Nina Ma: Sullivan, Husband and Wife of record in Deed Book 1383, page 590, Register's Office for said County. The said Murray C. Carver and Mary Eleanor Carver having since died.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Charles Wright and Charles E. Wright being one int he same person.

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 4253 Central Pike, 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 our hands this 8th day of February, 2006.

Estate of Murray C. Carver, Charles Wright Executor

By: Charles E. Wright Executor
Charles E. Wright, Executor

Attest:

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles Wright Executor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of February, 2006.

Commission expires: 11-28-09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR WILSON COUNTY

File Number: 260101698

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