File No. 260100589

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/06 11:46 2 pg
Fees:13.00 Taxes:632.70
20060222-0020700

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-25-06
(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
Warren G. Lawson, III	New Owner	064-08-0 25.00
(NAME) 4757 Kennysaw Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, Denise L. Holland, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren G. Lawson, III and Angelica Gray Lawson, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), Thier HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 379 on the Plan of SHERWOOD FOREST, Section 4, as of record in Plat Book 4460, Pages 182 and 183, 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 Denise L. Schadt by deed from Rodger D. Morris and wife, Leni R. Morris of record in Deed Book 6546, page 836 and filed for record on May 2, 1985, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Pages 182 and 183, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4704, Page 448, Register's Office of said County.

Denise L. Holland Executes this Instrument as Attorney in Fact on behalf of Dale E. Holland pursuant to a Specific Power of Attorney of record in Instrument No. 20060222002 0699, Register's Office for Davidson County, Tennessee.

Dale E. Holland joins in this conveyance to convey any and all rights he may have in this property.

Denise L. Schadt and Denise L. Holland being one in the 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 4757 Kennysaw Drive, Old Hickory, TN 37138
(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), Thier 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), Thier 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 10th day of February, 2006.

Dale E. Holland by Denise L. Holland, His Attorney in Fact

Denise L. Holland

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 Denise L. Holland the bargainor(s), 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 10th day of February, 2006.

Commission expires:
MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Denise L. Holland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No._____ Registers Office for Davidson, the **Attorney-in-Fact** of Dale E. Holland (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 2/10/2006.

My Commission Expires:.
MY COMMISSION EXPIRES
OCTOBER 12, 2008

, Notary Public.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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RETURN TO:
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