File No. 260201498

WARRANTY DEED

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 153,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 9/20/08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/07/06 13:51 2 pgs
Fees:13.00 Taxes:569.43

20060307-0026404

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
Peter Taylor	New Owner	053-14-0-091.00
(NAME) 1436 Pawnee Trail	(NAME)	
(ADDRESS) Madison, TN 37115	(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, **Larry Simmons and Lanny Price**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Taylor, unmarried and Tiffany Hilton, unmarried**, 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 the 11th Civil District of Davidson County, Tennessee and described as follows:

Beginning at a point marked with an iron pin, in the westerly margin of Pawnee Trail, on the Map of Plan of Nawakwa Hills. Dated April 3, 1930, and recorded in Plan Book 843, pages 36 and 37, Register's Office for said County.

Said point of beginning being 1135.8 feet, more or less (southerly with the westerly margin of said Pawnee Trail) from the southerly margin of Nawakwa Trail, and the intersection of said Pawnee Trail; thence with the westerly margin of Pawnee Trail, South 44 degrees 23 minutes East 100 feet to a point marked with an iron pin; thence South 45 degrees 37 minutes West 150 feet, more or less, to a point marked with an iron pin; thence North 44 degrees 23 minutes West 100 feet to a point marked with an iron pin; thence North 45 degrees 37 minutes East 150 feet, more or less, to the point of beginning.

Being the same property conveyed to Lanny E. Price and Larry A. Simmons, both unmarriedby deed from Michael R. Stokes of record in Instrument number 20020808-0095513 on August 8, 2002, Register's Office for said County.

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 1436 Pawnee 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(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.

Larry Simmons

Lanny Price

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry Simmons and Lanny Price, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 28th day of February, 2006.

My Commission Expires: April 7, 2009

Notary Public

File Number: 260201498

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

Laura A. Moore
State of Tennessee Notary Public
Sumner County