File No. 260801172

# WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 12, 2008

Davidson County DEEDWARR
Recvd: 09/28/06 11:02 2 pgs
Fees:13.00 Taxes:629.00

20060928-0120024

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jacques Simard | First Tennessee Home Loans | 09801000900 |
| (NAME) | (NAME) | |
| 4098 Port Cleburne Lane | 1615 West Main Street | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Lebanon, TN 37088 | |
| (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, Rubye T. Law, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacques Simard, a married man, HEREINAFTER CALLED THE GRANTEE(S), They 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, being Lot No. 53, on the Plan of Lake Park, Section I, as of record in Book 4175, pages 134 and 135, Register's Office for said County, reference to which Plan is hereby made for a more complete and detailed description.***

***Being the same property conveyed to J.B. Law and wife Rubye T. Law by deed from James K. Wall and wife Sara Wall of record in Deed Book 4640 and Page 39 and filed for record on 09/22/1972, Register's Office for said County. The said J.B. Law is now deaceased.***

***Subject to all matters as set forth per Plat Book 4175 and Page 134; Book 4175 and Page 135, Register's Office of 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 4098 Port Cleburne Lane, 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), They 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), They 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 hands this 26th day of September, 2006.

Rubye T. Law by Michael Law, attorney-in-fact

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 Michael Law, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rubye T. Law, as her Attorney In Fact, under Power of Attorney bearing Inst. No. X _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Rubye T. Law, under said Power of Attorney.

Witness my hand and official seal this 26th day of September, 2006.

My Commission Expires: _____

Notary Public

MY COMMISSION EXPIRES
OCTOBER 12, 2008

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

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