File No. 270200588

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Vicki Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES (AFFIX SEAL) OCTOBER 12, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/05/07 10:09 2 pgs
Fees:13.00 Taxes:469.90
20070305-0026543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Wilson	SAME AS NEW OWNER	108-1100200
(NAME) 1178 Timber Valley Drive	(NAME)	108·110·00200
(ADDRESS) Nashville, TN 37214	(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, I, Elizabeth Ann Sanders, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vicki Wilson, married HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1
Land in Davidson County, Tennessee Being Lot No. 116A Zone Lot Division of Lot 43, 116 and 117 on the Plan of East lake, Section 4, as of record in Plat Book 6250, Page 109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 2
Land in the 2nd Civil District of Davidson County, Tennessee and Being more particularly described as follows: Beginning at the Southeast corner of Lot 116-A, Zone Lot Division Lot 116 Eas5t Lake Subdivision , Section 4, as of record in Book 360, Page 109, R.O.D.C. TN

Thence S 40°-15'-32" W, 81.74 Feet;
Thence N 49°-33'-16" W, 47.19 Feet;
Thence N 43°-12'-27" N, 81.84 Feet;

Thence, along the southerly line of the aforementioned Lot 116-A, S 49°-33'-16" E, 42.98 Feet to the point of beginning and containing 3,685 square feet;

Tract 1:
Being the same property conveyed to Elizabeth Ann Sanders, unmarried by deed from Henry Winecoff and James Yarbrough of record in Deed Book 9966, page 25, Register's Office for said County.

Tract 2:
Being a portion of the property conveyed to Elizabeth Ann Sanders by Deed from Metro Nashville Airport Authority on 3/10/1998 of record in Book 10831, Page 967, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 109, 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 1178 Timber Valley Drive, Nashville, TN 37214

(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), 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), 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 my/our hands this 1st day of March, 2007.

Elizabeth Ann Sanders

Elizabeth Ann Sanders

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 Elizabeth Ann Sanders the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of March, 2007.

Commission expires:

Notary Public

File Number: 270200588

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

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008