File No. 270700093

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/07 10:48 2 pgs
Fees:13.00 Taxes:616.42
20070723-0087070

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~April 12, 2008.~~ 3-11-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DANA P. MASON
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy M. Carter	Wendy M. Carter	017-00-069
(NAME) 1607 Union Hill Road	(NAME) Same	
(ADDRESS) Goodlettsville, TN 37072	(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,

Davinia L. Brown, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wendy M. Carter, unmarried.

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1 on the Plan of Herbert Woodard Property, as shown by plat of record in Plat Book 8250, Page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

**

Being the same property conveyed to Davinia L. Brown by Warranty Deed from Jing-Tian Ling and spouse, Li Tang, dated May 30, 2000, and of record in Instrument No. 20000601-0054643, Register's Office for said County.

** Said Lot No. 1, which is a corner lot, fronts 301.17 feet on the southerly margin of Union Hill Road and fronts 158.61 feet on the westerly margin of the Lickton Pike and Union Hill Road intersection, said frontage being joined by a curve having a length of 200.00 feet, and extendsback 255.30 feet on the westerly line and 431.54 feet on the southerly line, to a point of intersection.

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 1607 Union Hill Road, Goodlettsville, TN 37072
(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), HER 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), HER 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 12th day of July, 2007.

Davinia L. Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Davinia L. Brown, an unmarried woman, 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 at office this 12th day of July, 2007.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

Rebecca Campbell
State
Of
Tennessee
Notary
Public
Sumner County

File Number: 270700093

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075