File No. 20070224

WARRANTY DEED

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Debbie A. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2007.

Lura Brady
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heritage House Designs, Inc.	John C Phillips	53-2-49
(NAME)	(NAME)	
1406 Bryan St.	1113 Marim Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary Louise Swinea Barnett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Heritage House Designs, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1406 Bryan St., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of July, 2007.

Davidson County DEEDWARR
Recvd: 08/01/07 15:01 2 pgs
Fees:13.00 Taxes:310.80
20070801-0091552

Mary Louise Swinea Barnett
Mary Louise Swinea Barnett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Louise Swinea Barnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of July, 2007.

Commission expires:

LURA BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires July 24, 2010

Lura Brady
Notary Public

File No. 20070224

EXHIBIT A

Being Lot No. 281 of Section "C-1" and Lot No. 281-A of Section "C-2" on the Plan of E. I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 130, and Book 1835, page 53, Register's Office for said County.

Said Lots Nos. 281 and 281-A are described together as follows:
Beginning on the westerly side of Bryan Street at the corner of Lots Nos. 280 and 281 of Section "C-1"; thence with the line between said lots, westwardly 160 feet to the corner of Lots Nos. 280 and 281 of Section "C-1" and 280-A and 281-A of Section "C-2"; thence with the line between Lots Nos. 280-A and 281-A, westwardly 224.2 feet to the northeasterly line of Tennessee Central Railroad right-of-way; thence with said right-of-way, south 46° 02' east 88.4 feet to the corner of Lots Nos. 281-A and 282-A; thence with the line between said lots, eastwardly 162.4 feet to the corner of Lots Nos. 281 and 282 of Section "C-1" and 281-A and 282-A of Section "C-2"; thence with the line between Lots Nos. 281 and 282, eastwardly 160 feet to the westerly side of Bryan Street; thence with said Street, northwardly 62 feet to the beginning.

Being the same property conveyed to Mary Louise Swinea Barnett by deed from Gilbert F. Swinea and wife, Myrtle C. Swinea and J. K. Woodard Trustee, dated April 6, 1991 and recorded on April 27, 1991 in Record Book 5737, page 367, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

Subject to easements of record in Book 626, page 556, Book 662, page 743 and Book 2020, page 527, said Register's Office.

Subject to restrictions of record in Record Book 2020, page 527, and Book 2447, page 151, said Register's Office.