File No. 270800432

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/07 09:08 2 pgs
Fees:13.00 Taxes:710.40

20070912-0109204

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00 D.P.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: . /2-8

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Dwayne Prince	CTX Mortgage	
(NAME) 601 Gailwood Lane	(NAME) 131 Indian Lake Road STE 213	MAP/PARCEL 96-11-43
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hendersonville, TN 37075	
(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, Tina M. Bardak, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Dwayne Prince and wife, Melissa A. Davis**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 a reserved tract on the Plan of CLOVERHILL SUBDIVISION, Section 8, as of record in Plat Book 2331, Page 10, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Beginning at an iron pin in the easterly boundary of Cloverhill Subdivision, said pin being the northeast corner of Lot 592; thence westerly along the northerly line of lot 592, 273.2 feet to an iron pin in the easterly margin of Gailwood Lane; thence northerly with the easterly margin of Gailwood Lane around a curve with a radius of 500 feet, 83.34 to a concrete monument; thence north 9° 23 minutes east 208.46 feet to an iron pin in the southerly line of Charlton; thence along said line, south 71° 46 minutes east 262.5 feet to a fence post in the westerly line of Hart; thence along said line south 5° 11 minutes west 194.6 feet to the point of beginning, containing 1.49 acres, more or less.

Being the same property conveyed to Tina M. Bardak, a married woman by deed from Mark S. Taft and Wife, Rhonda Witcher Taft of record in Instrument No. 20021219-0156819, recorded 12/19/2002 Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by TCA 260-2-307 or other similar statue.

This conveyance is subject to any and all existing easements and restrictions of record.

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 601 Gailwood Lane, 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), HIS 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 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 7th day of September, 2007.

Tina M Bardak by Pricilla Sue Creech As Attorney-in-fact

Tina M. Bardak

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Pricilla Sue Creech, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book ~~R~~ ____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of Tina M. Bardak, a married woman (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/7/2007.

My Commission Expires:. 6-27-2011

Wendy L Locke, Notary Public.

~~R~~ 20070912010920 3

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC WENDY L. LOCKE

File Number: 270800432

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122