Davidson County DEEDWARR
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Fees:13.00 Taxes:442.15

20071004-0118323

File No. 270900792

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Shelley L Nevitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2009
(AFFIX SEAL)

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
Shelley L. Nevitt	Market Street Mortgage Corporation	Map 094-16-0-035.00
(NAME) 1507 Marwood Lane	(NAME) 2650 McCormick Drive, Ste 200	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Clearwater, FL 33759	
(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, WE, Suesann Lee Cornelius Neal and Gareth Wynn Cornelius, as devisees under the Last Will and Testament of Virginia Wynn Cornelius, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shelley L. Nevitt, 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:

Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the William G. M. Campbell Lands, as of record in Book 843, page 30, of the Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Marwood Lane as shown on the plan of Spence Circle, Section Two, as of record in Book 1835, Page 46, said Register's Office, said point being the northeast corner of the property conveyed to R & R Homes, Inc., by deed from W.L. Rogers and wife, as of record in Book 2026, Page 537, said Register's Office; thence with the easterly line of said property which was conveyed to R & R Homes, Inc., southerly 180 feet, more or less, toa corner of Tract No. 1 of the property conveyed to Billy L. Rogers and wife, by deed from Ruby Irene Rogers, as of record in Book 2925, Page 389, said Register's Office; thence with said Rogers' northerly line and continuing with the northerly line of Tract No. 2 of said conveyance to Billy L. Rogers and wife, easterly 71.22 feet, more or less, to the westerly margin of Spence Circle as shown on said plan of Spence Circle, Section Two; thence with the westerly margin of said Spence Circle northerly to a monument at the beginning of a curve, said curve being the southwest corner of the intersection of Marwood Lane and Spence Circle as shown on said plan of Spence Circle, Section Two; thence around said curve to the left, having a radius of 20 feet, northwesterly 34.27 feet to a monument in the southerly margin of said Marwood Land; thence with the southerly margin of said land South 81 degrees 28 minutes West to the beginning.

Being the same property conveyed to Virginia Wynn Cornelius by Deed from Lytton J. Clark, dated March 22, 1972, and of record in Book 5238, page 652, Register's Office for said County. Virginia Wynn Cornelius having since died testate. Her Last Will and Testament sets out devisees as Suesann Lynn Cornelius Neal and Gareth Wynn Cornelius and filed of record under Docket No. 05P-1247, in The Chancery Court for Davidson County, Tennessee.

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 1507 Marwood Lane, Nashville, TN 37210

(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 28th day of September, 2007.

Suesann Lee Cornelius Neal, Devisee

Gareth Wynn Cornelius, Devisee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Suesann Lee Cornelius Neal and Gareth Wynn Cornelius with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Devisees of The Estate of Virginia Wynn Cornelius the within named bargainer, a estate, and that, Suesann Lee Cornelius Neal and Gareth Wynn Cornelius, as such Devisees, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the estate by Suesann Lee Cornelius Neal and Gareth Wynn Cornelius, as such Devisees.

Witness my hand at office this 28th day of September, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270900792

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.