This Instrument Prepared By:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

AFFIDAVIT OF FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Tennessee, on this day personally appeared Rebecca Campbell, known to me, and who after being by me duly sworn and oath stated:

1. "That my full name is Rebecca Campbell, agent for Cumberland Title, whose principal address of business is 505 East Main Street, Hendersonville, TN 37075 and duly authorized and empowered to enter into this affidavit on behalf of Cumberland Title.
2. I am making the following statements of fact, to-wit:
   a. Cumberland Title closed a real estate transaction on 712 Rachels Trail, Hermitage, Tennessee 37076.
   b. Subsequent to closing the transaction, the original signed and acknowledged Warranty Deed from Bonnie Voyles to William David Voyles of record in Book 1244, Page 349, Register's Office of Wilson County, Tennessee, the document was delivered via overnight delivery by Cumberland Title to the Wilson County Register's Office. The Document was recorded in the wrong county. It should have been recorded in Davidson County.
   c. A certified true and correct copy of the original signed and acknowledged Document is attached hereto and incorporated herein by reference.
   d. Recording of this Affidavit of Fact and the attached conforming copy of signed and acknowledged Document shall impart actual notice to all persons of the existence of the Document and its contents.

Affiant knows that Cumberland Title, its affiliates and their respective underwriter(s) are relying on the statement contained herein to be true and correct and without the true facts contained herein said Cumberland Title, its affiliates and their respective underwriter(s) would not issue final title policy.

FURTHER AFFIANT SAYETH NOT.

EXECUTED this 5th day of November, 2007

AFFIANT: Rebecca Campbell

Printed Name: Rebecca Campbell

STATE OF TENNESSEE
COUNTY OF SUMNER

This instrument was subscribed, sworn to and acknowledged before me on this 5th day of November, 2007, by Rebecca Campbell, agent of Cumberland Title.

(SEAL)

Notary Public

Commission Expires: 02/11/2008

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

Davidson County AFFIDAVIT
Recvd: 11/09/07 11:24 4 pgs
Fees:22.00 Taxes:0.00

20071109-0132385

John "Bev" Spickard
Wilson County Register of Deeds
P.O. Box 176 (37088-0176)
228 East Main Street, Room 108
Lebanon, Tennessee 37087

STATE OF TENNESSEE
COUNTY OF WILSON

CERTIFICATION # 00001313

I, John B Spickard, Register of Deeds, hereby certify this is a true and perfect copy of Book Number 1244, page(s) 349, recorded in this office as a DEED from VOYLES BONNIE to VOYLES WILLIAM DAVID.

Witness the Official Signature and Seal this 5th day of November 2007.

John B Spickard, Register

Linda Wrather

Deputy Register

WILSON COUNTY REGISTER OFFICIAL SEAL LEBANON, TN

Phone: 615-443-2611 www.wilsondeeds.com Fax: 615-443-3288

File No. 270401314

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Rebecca Campbell Notary Public State of Tennessee 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
William David Voyles	William David Voyles	07507026400
(NAME) 712 Rachels Trail	(NAME) same	
(ADDRESS) Hermitage, TN 37076	(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, Bonnie Voyles, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William David Voyles, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Wilson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 39 – B, Zone Lot Division, Lot Nos. 23-25, 27, 29. 30-34, 36-43, 45, 46 and 48 Rachel Square, Section Two. Of record in Plat Book 6250, Page 540, amending Plat Book 5200, Page 623, Register's Office for ~~Wilson~~ * Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bonnie Voyles, married by deed from Fredda M. Lee and Linda P. England, both unmarried of record in Book 10359, page 552, Register's Office for said County.

* Davidson

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 712 Rachels Trail, Hermitage, TN 37076
(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 23rd day of April, 2007.

Bonnie Voyles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Bonnie Voyles 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of April, 2007.

Commission expires: April 12, 2008

Rebecca Campbell Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

File Number: 270401314

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

BK/PG: 1244/349-350

07333866

2 PGS : AL - DEED	
MISC BATCH: 112109	
04/24/2007 - 09:30 AM	
VALUE	68000.00
MORTGAGE TAX	0.00
TRANSFER TAX	251.60
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	264.60

STATE of TENNESSEE, WILSON COUNTY

JOHN B SPICKARD

REGISTER OF DEEDS