File No. 280500457

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/28/08 13:16 2 pgs
Fees:13.00 Taxes:485.81

20080528-0054307

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Pope	James Pope	71-4-8
(NAME) 133 Gordon Terrace	(NAME) 133 Gordon Terrace	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Tommy Sidwell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James Pope and wife, Cynthia Pope, hereinafter called the grantee(s), THEIR 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 the easterly 10 feet of Lot No. 35 and the westerly 80 feet of Lot No. 37 on the Map of John L. Gordon's Subdivision as of record in Book 843, Page 61, Register's Office for Davidson County, Tennessee and described according to an unregistered copy of a survey thereof made April 7, 1949, by Loyd Scobey, Jr., Engineer.

Being the same property conveyed to Tommy Sidwell by Deed from US Bank, NA of record in Instrument No. 20071029-0127116, Register's Office for Davidson County, Tennessee dated October 24, 2007.

Subject to all matters as set forth per Plat Book 843, Page 61, Register's Office of said County.

Taxes for the year 2008 and all subsequent years, a lien, but not yet due and payable. All prior years are paid.

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 133 Gordon Terrace, Nashville, TN 37207
(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), THEIR 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), 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/our hands this 23rd day of May, 2008.

Tommy Sidwell by Kim Hicks, Attorney in Fact
Tommy Sidwell by Kim Hicks, Attorney in Fact

STATE OF TENNESSEE

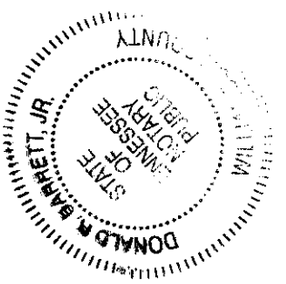
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Hicks, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Tommy Sidwell, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of May, 2008.

Commission expires: 10/10/09

Notary Public



File Number: 280500457

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027