File No. 280501212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/08 11:16 2 pgs
Fees:13.00 Taxes:562.40

20080625-0065358

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-7-12 (AFFIX SEAL)

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Pavlek	MAGNA BANK	062020A08500CO
(NAME) 2730 Riverbend Dr.	(NAME) P.O. Box 17257	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, TN 38187	
(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, **Kenneth D. Fleming and wife Lisa D. Fleming**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John Pavlek and Cynthia Pavlek, Husband and Wife**, 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 Lot No. 91A on the Plan of River Trace Estates, Phase 1 Section 1 of record in Book 6250, pages 995-997, Registers Office for Davidson County, Tennessee. Said Lot No. 91A fronts 60.73 feet on the easterly margin of River Bend Drive and extends back between parallel lines 123.50 feet to a dead line in the rear, measuring 60.73 feet thereon.

Being the same property conveyed to Kenneth D. Fleming and wife Lisa D. Fleming by deed from Bobby L Goins, Jr., unmarried of record in Book10913, Page 545 on 05/28/2008 and filed for record on 05/04/1998, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 995-997, Register's Office of said County.

Restrictive Covenants of record in Book 6851, Page 370; and Book 6982, Page 747; Register's Office of said County.

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 2730 Riverbend Dr., 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), 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 20th day of June, 2008.

Kenneth D. Fleming

Lisa D. Fleming

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenneth D. Fleming and Lisa D. Fleming 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 20th day of June, 2008.

Commission expires:

4-15-12

Notary Public

File Number: 280501212

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JESSICA TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY