File No. 280501123

WARRANTY DEED

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 07/09/08 15:20 3 pgs
Fees:18.00 Taxes:525.40
20080709-0070659

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary P. Cornelius	Peoples Home Equity	136.14-O-062.00
(NAME) 637 Lake Terrace Drive	(NAME) 4300 Sidco Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37204	
(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,

Greg Oosterink and wife, Nancy Oosterink,**
****also Known As Gregory K. Oosterink**

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Mary P. Cornelius and Betty M. Cornelius, both unmarried,

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:

BEING Lot No. 140 on the Plan of Castlegate, Section 1, as shown by plat of record in Plat Book 4460, page 115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Greg Oosterink and wife, Nancy Oosterink by Quit Claim Deed dated March 26, 2008 from Marty Penix, Married of record in Instrument Number 20080331-0031539, Register's Office for said County.

Being the same property conveyed to Marty Penix by Substitute Trustee's Deed dated March 26, 2008 from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument Number 20080331-0031539, Register's Office for said County.

Being the same property conveyed to Mark W. Stahl and Della A. Stahl by Deed dated April 16, 2004 from Wayne P. Gallavin, Trustee of the Tennessee Land Trust of record in Instrument Number 20040419-0043926, Register's Office for said County.

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 637 Lake Terrace Drive, Nashville, TN 37217
(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 26th day of June, 2008.

Gregory K. Oosterink by Joni Cook atty in fact
Gregory K. Oosterink by Joni Cook Attorney-in-Fact

Nancy Oosterink by Joni Cook atty in fact
Nancy Oosterink by Joni Cook Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Wilson

On this the 26th day of June, 2008, before me personally appeared Joni Cook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ** Oosterink and Nancy Oosterink, and who acknowledged that she executed the same as the free act and deed of the said ** Oosterink and Nancy Oosterink by virtue of that Power of Attorney, duly executed by the said ** Oosterink and Nancy Oosterink and appearing of record in Instrument Number 20080709-0070658, of Register's Office of Davidson, County, Tennessee.

**Gregory K.

Witness my hand and official seal this 26th day of June, 2008.

My Commission Expires: 6-27-2011

Wendy L. Locke
Notary Public

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

File Number: 280501123

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

CERTIFICATE OF AUTHENTICITY

I, MANDY ALSUP, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

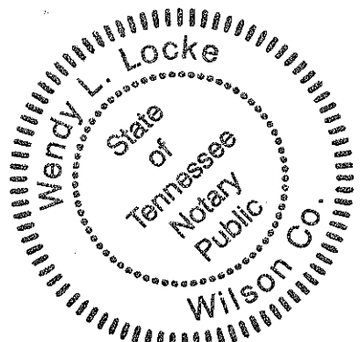
Attorney or Custodian

CUMBERLAND Title

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, WENDY L. LOCKE, a notary public for this county and state MANDY ALSUP, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: _JUNE 27, 2011_____

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