File No. 280800873

WARRANTY DEED

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Davidson County DEEDWARR
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Fees:13.00 Taxes:421.80

20080917-0094969

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHERINE HAYNIE THOMPSON
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
Jennifer Weatherspoon	Wilson Ben LT Trust	09614006700
(NAME)	(NAME)	
808 Allen Road	1436 W. Main St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon TN 37087	
(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, ***Tina M. Mayo, unmarried***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Jennifer Weatherspoon a single woman and Brandon Brumett, a single man,*** 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. 738 on the Plan of Cloverhill, Section No. IX, as of record in Plat Book 2331, Page 44, Register's Office for 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 Tina M. Mayo by Deed dated March 30, 2004 from Ronald E. Bacon and wife, Mary Bacon of record in Instrument number 20040331-0036224, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 2331, Page 44, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2145, Page 262; Book 2401, Page 227, 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 808 Allen Road, 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 12th day of September, 2008.

Tina M. Mayo

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tina M. Mayo 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of September, 2008.

Commission expires: April 7 2009

Notary Public

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

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Mt. Juliet, TN 37122