Davidson County DEEDWARR
Recvd: 10/30/08 14:52 2 pgs
Fees:13.00 Taxes:166.50

20081030-0108438

File No. 281000609

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARY BIRTHRIGHT My Commission Expires NOV. 7, 2011

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark A. James | Mark A. James | 015-00-0-128.00 |
| (NAME) | (NAME) | |
| 7495 Wilkinson Road | ~~7495 Wilkinson Road~~ 2911 Morgan Road | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Joelton, TN 37080, | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Teresa Lorraine Batts Bull and husband, Graham Bull** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark A. James, and wife, Tammy J. James**, hereinafter called the grantees, 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, without the corporate limits of any municipality, being more particularly described as follows:**

**Beginning at a point in the center of intersection of Morgan Road and Wilkerson Road; thence continuing with the center line of Old Morgan Road as follows: South 81 deg. West 124.4 feet; North 61 deg. 30' West 198 feet; North 44 deg. West 165 feet; and North 49 deg. West 4.8 feet (said Morgan Road has been re-located by a new road, and the last mentioned calls cross said new road on either side); thence leaving said road, crossing the New Morgan Road, South 37 deg. 2' West 262 feet; thence South 54 deg. East 498 feet to a point in the center of Wilkerson Road; thence with the center of said Wilkerson Road as follows: North 39 deg. 30' East 101.6 feet; North 32 deg. 17' East 83.4 feet and North 20 deg. 47' East 167.9 feet to the point of beginning, containing 2.96 acres, more or less according to survey of Richard B. Omohundro, dated September 11, 1965.**

Being the same property conveyed to Teresa Lorraine Batts Bull by Quit Claim Deed from Janet Faye Nicholson of record in Instrument 20041006-0120563 on August 2, 2003 and filed for record on October 6, 2004, Register's Office for Davidson County, Tennessee.

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 7495 Wilkinson Rd., Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 28th day of October, 2008.

Teresa Lorraine Batts Bull

Teresa Lorraine Batts Bull

Graham Bull

**Graham Bull**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Teresa Lorraine Batts Bull and Graham Bull 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 28th day of October, 2008.

Commission expires: 11-7-11




My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

**File Number: 281000609**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075