File No. 281100210

WARRANTY DEED

Kimie Perry
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 $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

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
J. Keith Pugh	J. Keith Pugh	063040A00200CO
(NAME)	(NAME)	
584 General Kershaw Drive	Same	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/14/08 11:49 2 pgs
Fees:13.00 Taxes:414.40

20081114-0112697

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,
Fred Keith Davis and wife, Karen H. Davis,
hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto
J. Keith Pugh and wife, Georgene H. Pugh,
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. 36 on the Plan of Final Plat, Phase Three, Cleveland Hall Subdivision, as of record in Instrument number 20060106-0002332, 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 Fred Keith Davis and wife, Karen H. Davis by Deed dated March 12, 2007 from Cleveland Hall, LLC of record in Instrument number 20070314-0030999, Register's Office for said County.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

This conveyance is subject to (1)all matters as set forth on the plat of record in Instrument No. 20060106-0002332; (2) Charter of Homeowner's Association as shown of record in Book 11725, Page 70; (3) Restrictive Covenants of record in Deed Book 11725, Page 76 and Instrument number 20051202-0144894 and Instrument number 20060113-0005680 and Instrument number 20071220-0146113 and 20081014-0103112; (4) Metro Government of Nashville Stormwater Easement as shown of record in Instrument number 20041115-0136615; (5) Metro Government of Nashville Highway Easement as shown of record in Deed Book 8068, Page 524; (6) Metro Government Sewer Easement as shown of record in Deed Book 8006, Page 677; (7) Cleveland Hall Water Easements as shown of record in Deed Book 7994, Page 167 and Cumberland Utility Water Easement of record in Book 7994, Page 173; (8) Drainage Easement as shown of record in Deed Book 7844, Page 268; (9) Public Utility Easement as shown of record in Deed Book 7844, Page 262 and Book 7844, Page 272; (10) Public Utility Easement as shown of record in Deed Book 7844, Page 249; (11)

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 1576 Stokely Lane, Old Hickory, TN 37138
(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 13th day of November, 2008.

Fred Keith Davis

Karen H. Davis

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 Fred Keith Davis and Karen H. Davis 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 13th day of November, 2008.

Commission expires: 6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 281100210
RETURN TO: Kimie
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122