File No. 290400656

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 $134,000.00

James C. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 6/15/12

(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: 05/04/09 10:11 3 pgs
Fees:18.00 Taxes:495.80
20090504-0040213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Smith	F&M Bank	
(NAME)	(NAME)	
2120 Lebanon Pike 2	1670 West Main Street, Ste. 160	MAP/PARCEL 095050B00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, **WE, Charles W. Sims and Barbara J. Sims, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James C. Smith, a married man and Wife, Barrie L. Smith**, 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 Unit No. 2, as shown on the exhibit to the Declaration and Covenants, Conditions and Restrictions Establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument 20010806-0083543 and amended in Instruments 20020709-0082357 and 20031007-0147961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Charles W. Sims and wife, Barbara J. Sims by Warranty Deed from Serena Wilkinson, an unmarried person of record in Instrument 20030604-0076673 on May 28, 2003 and filed for record on June 4, 2003, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 20010806-0083543, Instrument 20020709-0082357, Instrument 20031007-0147961, Register's Office for Davidson County, Tennessee.

Transmission Easement of record in Book 1163, Page 638, Register's Office for Davidson County, Tennessee.

Transmission Easement of record in Book 1207, Page 513, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to Asgrad Group of record in Instrument 200310070147962, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Easthaven Townhome Owner's Association as shown of record in Instrument 20020709-0082358 and Instrument 20020710-0083021, Register's Office for Davidson County, Tennessee.

Charter of Easthaven Townhome Owner's Association as shown of record in Instrument 20010806-0083542 and Instrument 20020709-00082356, Register's Office for Davidson County, Tennessee.

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 2120 Lebanon Pike 2, Nashville, TN 37210

(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 our hands this 30th day of April, 2009.

Charles W. Sims

Barbara J. Sims

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles W. Sims and Barbara J. Sims, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 4/30/2009.

My Commission Expires: 8/17/2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290400656

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

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.