File No. 290600800

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/07/09 11:29 3 pgs
Fees:18.00 Taxes:705.31
20090707-0063314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Sue Davies		061-12-0-081.00
(NAME)	(NAME)	
1145 Riverwood Dr.	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Kimberly R. Adair and husband, Erik K. Adair**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sarah **Sue Davies and husband, David M. Davies**, hereinafter called the grantee(s), THIER 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 the easterly 100 feet front of Lot No. 100 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for said County.

Said part of Lot No. 100 fronts 100 feet on the northerly side of Plymouth Avenue and runs back 343 feet on the easterly line and 344.3 feet, more or less, on the westerly line, to the northerly line of said subdivision, measuring 51.3 feet thereon.

Being the same property conveyed to Kimberly R. Adair and husband, Erik K. Adair by Warranty Deed from William G. Harpole, III and wife, Rhonda Harpole and filed for record in Instrument No. 20030603-0075355, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 547, Pages 29-30, 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 1145 Riverwood Dr., Nashville, TN 37216
(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), THIER 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), THIER 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 1st day of July, 2009.

Kimberly R. Adair

Erik K. Adair

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kimberly R. Adair and Erik K. Adair 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 1st day of July, 2009.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

Notary Public

File Number: 290600800

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: June 20, 2011

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