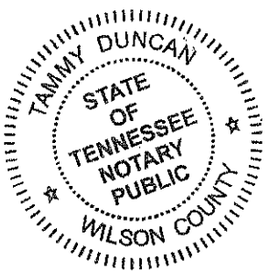
File No. 291000242

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,800.00

Mary B. Dotson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2009.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(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: 10/23/09 07:55 3 pgs
Fees:18.00 Taxes:413.66
20091023-0097921

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary B. Dotson	Same as New Owner	073160A14200CO
(NAME)	(NAME)	
142 Cumberland Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, Larry Glen Littlefield and wife, Martha Louise Littlefield, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Mary B. Dotson, unmarried, hereinafter called the grantee(s), HER 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 Lot No. 142 on the Plan of Cumberland Trace, as of record in Plat Book 5200, Page 724, 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 Larry Glen Littlefield and wife, Martha Louise Littlefield by Deed dated August 30, 2004 from R. H. Pursell of record in Instrument No. 20040901-0105735, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 724, Register's Office of said County.

Subject to Waterline Easement as shown of record in Deed Book 635, Page 618; Declaration of Taking easement as shown of record in Book 2281, Page 177; Roadway easement as shown of record in Book 2753, Page 60 and Book 1878, Page 164; Flowage easement as shown of record in Book 2203, Page 189; Ingress/Egress easement for well as shown in Book 4215, Page 423; Sanitary Sewer and/or Storm Drainage easement as shown of record in Book 4373, Page 83; Right of way easement as shown of record in Book 6113, page 475; Conservation Greenway easement as shown of record in Instrument No. 20011024-0116288; Quitclaim Deed to Homeowner's Association as shown of record in Book 6218, Page 525, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6218, Page 528 and amended in Instrument Nos. 20040405-0038158 and 20090825-0080066, 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 142 Cumberland Trace, 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), HER 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), HER 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 16th day of October, 2009.

Larry Glen Littlefield

Martha Louise Littlefield

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 Larry Glen Littlefield and wife, Martha Louise Littlefield 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 16th day of October, 2009.

Commission expires: 9.2.2013

Notary Public

File Number: 291000242

RETURN TO:

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

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Tracey Trumphour, 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.

Tracey Trumphour

State of Tennessee
County of Wilson

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

My commission expires:
6-5-12

Kimie Perry, Notary Public

