File No. 210060180

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045248 DEEDWARR
Recvd: 07/23/10 14:25 2 pgs
Fees:13.00 Taxes:394.05
20100723-0057969

STATE OF TN
COUNTY OF ~~WILSON~~ ROBERTSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

PAM STATON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Charles Frederick Pomfrett	Same	06509006100
(NAME) 4837 Whittier Drive	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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, I, John R. Davis, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Charles Frederick Pomfrett, an unmarried man, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 95 on the Plan of SECTION THREE, SHERWOOD FOREST, as shown by plat of record in Plat Book 4460, Page 81, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John R. Davis, unmarried by Warranty Deed dated February 22, 2002, from Tracey L. Durr and husband, William R. Durr and filed for record on March 1, 2002, in Instrument No. 20020301-0025891, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 81, Register's Office of said County.

Perpetual Easement as shown of record in Book 4465, Page 184, Register's Office for 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 4837 Whittier Drive, 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), His 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), His 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 21st day of July, 2010.

John R. Davis,
his attorney in fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cora Lee Farris, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20100723005 7968 Registers Office for Davidson, the **Attorney-in-Fact** of John R. Davis (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 7/21/2010.

My Commission Expires:. 9.2.2013

, Notary Public.

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210060180

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