File No. 110267

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110025981 DEEDWARR
Recvd: 05/03/11 10:02 2 pgs
Fees:13.00 Taxes:571.65
20110503-0033688

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Melanie Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Carolyn M. Christoffersen
Notary Public

MY COMMISSION EXPIRES: 09/30/2013

(AFFIX SEAL)

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela J. Cloyd	Pamela J. Cloyd	75-6-82
(NAME)	(NAME)	
4236 Nepal Dr.	4236 Nepal Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sterling G. Davis and wife, Patsy R. Davis, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela J. Cloyd, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 315 on the Plan of Hermitage Estates Subdivision, Section II, as of record in Book 3700, Page 23, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sterling G. Davis and wife, Patsy R. Davis by deed from Jennifer L. Anderson, Trustee, dated November 6, 1998 and recorded on November 17, 1998 in Book 11207, page 308, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3924, page 25, and in Book 3952, page 881, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4236 Nepal Dr., Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

File No. 110267
Witness our hands this.

Sterling G. Davis

Patsy R. Davis

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sterling G. Davis and wife, Patsy R. Davis, the bargainor(s), 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 this 29th day of April, 2011.

Commission expires:
2/28/12

Notary Public

