Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0421D

Davidson County DEEDWARR
Recvd: 06/13/12 11:57 3 pgs
Fees:18.00 Taxes:201.65
20120613-0051678

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[redacted] # 54,500.00 LS MW

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of June, 2012.

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expiration: 10.5.2012

ADDRESS OF NEW OWNER:
Leo T. Sumatra
13135 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Leo T. Sumatra
13135 Lebanon Road
Mt. Juliet, TN 37122

MAP-PARCEL:
00500001402

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

John A. Waynick

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leo T. Sumatra

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southwesterly margin of Ridgewood Drive at the northwest corner of the property conveyed to A.W. Fisher and wife, by deed from Georgia A. Colebrook, of record in Book 3574, Page 272, Register's Office for said County; thence with said Fisher's western boundary line southwestwardly 300 feet, more or less, to said Fisher's southwest corner, and continuing in the same direction southwardly 17 feet; thence southeastwardly 290 feet; thence south 52 deg. 30' west 163 feet; thence southeastwardly 319 feet; thence south 3 deg. West 840 feet; thence north 88 deg. West 220 feet to a point in Sulphur Fork Creek; thence with the meanders of said Creek north 54 deg. west 180 feet, north 24 deg. west 480 feet, north 6 deg. 445 feet, north 58 deg. east 172 feet, and north 12 deg. 20' west 640 feet to the center of said Ridgewood Drive; thence with same north 87 deg. East 321 feet, and northeastwardly 178 feet; thence southwestwardly 25 feet, more or less, to the beginning, according to a survey made by Steve Draper, May 17, 1963.

****THIS IS LAND ONLY****

Being the same property conveyed to John A. Waynick by Quitclaim Deed dated December 24, 2008 from James H. Waynick, widower and filed of record on January 2, 2009 in Instrument No. 20090102-0000155, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **0 Ridgwood Road Goodlettsville, TN 37072**

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 12th day of June, 2012.

John A. Waynick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John A. Waynick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 12th day of June 2012

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
Commission Expiration: 10.5.2015

Certificate of Authenticity

I, Julia A. Hirt, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.