WARRANTY DEED

BOX 50-B

RETURN TO: ESCROW COPY

PREPARED BY: BANKERS TITLE ... ESTATES BLVD AVE. ... 37203

JANET M. HAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Kimberly M Twomey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly M. Twomey	RENASANT BANK	09605005100
(NAME)	(NAME)	
261 Cumberland Circle	2001 PARK PLACE N #650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	BIRMINGHAM, AL 35203	
(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, **Janet Lee Hall Fox and Nancy Wilson Hall**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly M. Twomey, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 10 on the unrecorded map of R. D. Stanford's Resubdivision of Lots Nos. 50 to 88, inclusive of Bluefields Subdivision, Section No.2, as shown on plat of record in Plan Book 843, Page 34, Register's Office for Davidson County, Tennessee, described according to a survey made January 17, 1942, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the westerly margin of Cumberland Circle the common corner of Lot Nos. 10 and 11, said point being 10 feet south of the common original corner of Lots Nos. 50and 51 of said Bluefields Subdivision and 885 feet south of Bluefields Avenue, as measured around a curve on Cumberland Circle; thence with the line between Lots Nos. 10 and 11, westerly 483.5 feet to a point 30 feet south of the common original corner of Lots Nos. 50 and 51 and in the easterly line of Lot No. 59; thence with the line between Lots Nos. 10 and 59, southerly 30 feet to a point, the common corner of Lots Nos. 9 and 10; thence with the line between said lots, easterly 479 feet to the westerly margin of Cumberland Circle; thence with the margin of the same, northerly 90 feet to the point of beginning, said property being a part of Lot No. 51 on the Map of Bluefields Subdivision above mentioned.

Being the same property conveyed to Fred W. Hall and wife, Margaret H. Hall by Transfer dated from Robert F. Risner and wife, Patsy W. Risner of record in Book 4309, Page 504, Register's Office for Davidson County, Tennessee.

The said Margaret H. Hall died testate on April 23, 2014 devising subject property to as evidenced by the Last Will and Testament of Margaret H. Hall filed in Will Instrument 201406130051673, in the Probate Court Clerk's Office for Davidson County.

All matters as set forth per Book 843, Page 34, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
All matters shown on the survey dated 01/17/1942 by Z. J. Wilderson, Surveyor.
Right-of-Way for Cumberland Circle, as much as therein may lie.
This conveyance is subject to any and all existing easements and restrictions of record.

BILL GARRETT, Davidson County
Trans:T20140064287 DEEDWARR
Recvd: 08/29/14 09:45 2 pgs
Fees:13.00 Taxes:669.70

20140829-0079053

File No.: 01288-21620
SMG TN Warranty Deed

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 261 Cumberland Circle, 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), their heirs and/or 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), their heirs and/or 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 28th day of August, 2014.

Janet Lee Hall Fox

Janet Lee Hall Fox

Nancy Wilson Hall by Janet Lee Hall Fox, her attorney in fact

Nancy Wilson Hall by Janet Lee Hall Fox, her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet Lee Hall Fox 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 and Official seal this 28th day of August, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 28th day of August, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janet Lee Hall Fox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Nancy Wilson Hall, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20140829-0079052, Register's Office of Davidson County, Tennessee.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122