Instr:200003140026028 Page: 1 OF 2
REC'D FOR REC 03/14/2000 8:55:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $344.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Tracey Indian Sammy Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2000.

Wendy S Causey Lynda Kaye Jones
Notary Public

5-28-2003
MY COMMISSION EXPIRES: 3/25/2002

(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WENDY S. CAUSEY

THIS INSTRUMENT WAS PREPARED BY
Lehman Landvale, Inc., 2000 Glen Echo Road, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theresia Helton	Southeastern Mortgage of TN, Inc.	75-13-211
(NAME)	(NAME)	
303 Bonnacroft Drive	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

SUE ANN JENNINGS AND HUSBAND ANDREW G. Jennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THERESIA HELTON, 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. 159 on the Plan of Hermitage Hills Section 1 of record in Plat Book 2900, pages 48 and 49, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sue Ann Jennings, married, by deed from David C.Claar and wife, Leigh Ann Claar of record in Book 10485, page 611, Register's Office for Davidson County, Tennessee.

Andrew G. Jennings joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Sue Ann Jennings. Andrew G. * being one and the same person as Andrew Gerald Jennings

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒

property, known as 303 Bonnacroft Drive, 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 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.

Witness my/our hand(s) this 6th day of March, 2000.

Sue Ann Jennings

Andrew G. Jennings

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue Ann Jennings, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville , Tennessee this 6th day of March, 2000

Commission expires: 3/23/ 2002

Lynda Kaye Jones
Notary Public

and Andrew G. Jennings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sue Ann Jennings, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Andrew Gerald Jenkins, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Andrew Gerald Jenkins. WITNESS my hand and Notarial Seal this 6th day of March, 2000.

My Commission Expires 3/23/ 2002

Lynda Kaye Jones
Notary Public