WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$108,500.00**

Tina Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF JUNE, 2000**.

Kimberly R Ball
Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Instr:200007060067074 Page: 1 OF 2
REC'D FOR REC 07/06/2000 11:40:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $401.45

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucille N. Smith	Owner	**150-2-49**
(NAME)	(NAME)	
528 Moss Landing Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(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, **Jackie W. Charlton and wife, Margaret Ann Charlton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucille N. Smith, unmarried Ronnie Hickerson and wife Katrina L. Hickerson with the right of survivorship**, 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. 78 on the Plan of Percy Priest Meadows, Section 2, of record in Book 4860, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie W. Charlton and wife, Margaret Ann Charlton by deed of record in Book 5972, Page 972, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **528 Moss Landing Drive, Antioch, TN 37013**

(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.

Witness **my/our hand(s)** this **20th day of June, 2000**.

Jackie W. Charlton

Margaret Ann Charlton

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 Jackie W. Charlton and Margaret Ann Charlton 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 Antioch, Tennessee, this **20th**, day of **June, 2000.**

Commission expires: 5/28/2003

Notary Public

TAMMY L. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires MAY 28, 2003