WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:. (AFFIX SEAL) 5-28-2003

WENDY L. CAUCEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Instr:200007100068108 Page: 1 OF 2
REC'D FOR REC 07/10/2000 12:21:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $229.40

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Donald Jernigan Jr.	Same	Map 64
(NAME) 102 General Jackson Lane	(NAME)	Parcel 16-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) ,	Group 102
(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,

CHARLES T. SANDUSKY A WIDOWER AND RODGER S. HUNT

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD JERNIGAN, JR.**, 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:

BEING Unit No. 102 on the Plat of Jackson Meadow, Phase I, Section I, as shown by plat of record in Plat Book 5200, page 362, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles T. Sandusky and wife Sara B. Sandusky by deed from Harold Rosen Adib Ghobriel of record in Deed Book 6160, page 142, Register's Office for said County.

The said Rodger S. Hunt joins in this conveyance to convey any interest he may have in said property.

The said Sara B. Sandusky having since deceased Charles T. Sandusky surviving spouse.

Storm Water Agreement of record in Book 586, Page 544 Register's Office for said County.

Bell South Mobility Easement of record in Book 11694, Page 358, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5796, page 13 Amended in Book 5829, Page 972, Register's Office for said County.

This conveyance is subject to Master Deed of record in Deed Book 7433, page 236 and Amended in Book 7434 Page 642 and Book 5796, Page 3, and Amended in Book 5829, Page 970, Register's Office for said County.

By-Laws of record in Book 5829, Page 975, and Book 5796, Page 46, Register's Office for said County.

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

unimproved ☐
This is improved ☒ property, known as 102 General Jackson Lane, 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.

Witness my/our hand(s) this 27th day of June, 2000.

Charles T. Sandusky

Charles T. Sandusky

Rodger S. Hunt

Rodger S. Hunt

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 Charles T. Sandusky the bargainor ___, 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 this 6/27/2000.
My Commission Expires: 5-28-2003

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

File Number200006187
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

State of California
County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodger S. Hunt the bargainor, 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 this 28th day of June, 2000.
My Commission Expires: 06-05-04

Notary Public

CATHERINE PRICE
Commission # 1263169
Notary Public - California
Los Angeles County
My Comm. Expires Jun 5, 2004