WARRANTY DEED

JILL L. ROLLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill L. Roller
My Commission Expires
Jan. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,600.00.

Julie C Cantu
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE UNDERSIGNED, THIS THE 30th day of June, 2000.

Jill Roller
Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie C. Cantu	Julie C. Cantu	64-16-C-21CO
(NAME) 601 Selsey Court North	(NAME) 601 Selsey Court North	04D-93677
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Julia L. Arthur, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTOJulie C. Cantu and husband, Willie Cantu, 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 Lot No. 102 on the Plan of Wembley Downs, Section 1, 2nd Revision, as of record in Plat Book 7900, Page 301, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Julia Langdon, unmarried by deed from Jeffrey W. Martin and wife, Stephanie L. Martin of record in Book 10911, Page 444, Register's Office for Davidson County, Tennessee. The said Julia Langdon having since married and is now known as Julia L. Arthur.

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

RE-RECORD

Instr:200007030065492 Page: 1 OF 2
REC'D FOR REC 07/03/2000 8:41:49AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $368.52

unimproved ☐
This is improved ☒ property, known as 601 Selsey Court North, 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 30th day of June, 2000.

Instr:200007120069174 Page: 1 OF 2
REC'D FOR REC 07/12/2000 3:11:43PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

Julia L. Arthur Julia L. Arthur

This instrument is being re-recorded for the purpose of correcting the State of the property to TN.

STATE OF NORTH CAROLINA

COUNTY OF Halifax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia L. Arthur, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

at Scotland Neck, NORTH CAROLINA

Witness my hand and official seal ~~at Nashville, Tennessee~~ this 23rd day of June, 2000.

Commission expires: Dec. 9, 2000

Notary Public

DEBRA T. WORLEY NOTARY PUBLIC HALIFAX COUNTY, N.C.