

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2000.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/13/00 13:56 2pgs
Fees:11.00 Taxes:369.22

20000913-0091142

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey and Marjorie Maddison	Midland Mortgage Company	75-12A-23CO
(NAME)	(NAME)	
1503 HAZEL DRIVE	P.O. Box 26488	
(ADDRESS)	(ADDRESS)	
GREENVILLE, TN 37745	Oklahoma City, OK 73126	
(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,

J & N, INC.,

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

JEFFREY MADDISON AND WIFE, MARJORIE MADDISON ,

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. 23 on the Plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J & N, Inc. by deed from Jennifer Kay (Sandlin) Gentry, and unmarried person and Donald W. Sandlin and wife, Brenda G. Sandlin of record in Book 11162, Page 810, Register's Office for Davidson County, TN.

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.

This conveyance is further subject to a lien of a deed of trust of record in Book 7967, Page 566, Register's Office for Davidson County, Tennessee, in the original sum of $75,358.00, which the Grantee (s) hereby assume and agree to pay by accepting delivery hereof. The Grantor (s) hereby transfer to the Grantee (s) all right, title and interest in and to that certain escrow account held on deposit by Midland Mortgage Co. for the benefit of the aforedescribed deed of trust of record.

unimproved ☐

This is improved ☒ property, known as 209 Scotts Creek Trail, 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 our hands this 31st day of August, 2000.

J & N, Inc.
By:
John D. Donaldson, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN D. DONALDSON, with whom I am personally acquainted and who upon his oath acknowledge himself to be the PRESIDENT, of theJ & N, Inc., the within-named bargain, and corporation, and that he as such PRESIDENT, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said JOHN D. DONALDSON as such PRESIDENT.

Witness my hand and official seal at Nashville , Tennessee this 31st day of August, 2000

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.