WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/00 09:31 2pgs
Fees:11.00 Taxes:365.93

20001030-0107187

HART-H00276

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF October, 2000.

Notary Public

MY COMMISSION EXPIRES: 3-23-2003

(AFFIX SEAL)

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

My Commission Expires MAR. 23, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ronald L. Hart and Wanima Ignacio	PNC Mortgage Corp. of America	42-7-A-29
(NAME)	(NAME)	
313 Heritage Court	P.O. Box 8111	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Vernon Hills, IL 60061	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CAROLENE COTHREN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto RONALD L. HART AND WANIMA IGNACIO, hereinafter called the Grantee(s), their heirs and assigns, that 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. 29 on the revised Plan, Phase One, Heritage Square, a Planned Unit Development, of record in Book 5200, Page 249, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Carolene Cothren, unmarried, by Deed from Linda Dianne K. Shaw, now being Linda Dianne K. Shaw Harmon and husband, Albert Harmon, filed for record on 1-25-94 in Book 9228, Page 401, said Register's Office.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7977, Page 510, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

This is improved (X) property, known as 313 Heritage Court, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

unimproved ( )

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 13th day of October, 2000.

Carolene Cothren

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Carolene Cothren , 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 Madison, Tennessee, this 13th day of October, 2000.

My Commission Expires: 3/23/2003

Notary Public

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAR 23, 2003

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 13th day of October, 2000.

My Commission Expires _____

_____
Notary Public

RETURN TO:
Middle Tennessee Escrow Company

☐ 113 Hazel Path
Hendersonville, Tennessee 37075

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