WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/00 11:13 2pgs
Fees:11.00 Taxes:431.05

20001117-0114004

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Audrey J Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-11-02
(AFFIX SEAL)

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah Jan McCain	Wilson Bank & Trust	63-16-A-25.00
(NAME)	(NAME)	
677 Granwood Blvd.	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon, TN 37087	
(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, James A. Marlowe and wife, Etoria Wyn Marlowe, a/k/a Etoria Wynn Marlowe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Jan McCain, an unmarried person, 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. 171 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown of record in Plat Book 6900, Page 550, 551 and 552 and Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 10065, Page 636, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 7351, Page 852, Book 7431, Page 204 Book 7451, Page 729 and Book 8181, Page 112, and Book 8336, Page 393, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 6900, Pages 550, 551 and 552, and Certificate of Correction in Book 7462, Page 445 and Amendment to Change Name in Book 8181, Page 112, Register's Office of Davidson County, Tennessee.

Subject to easements of record in Book 2247, Page 75, Book 7460, Page 930, Book 7489, Page 515, Book 8007, Page 235, Book 8739, Page 991, and Book 8657, Page 179, Register's Office for Davidson County, Tennessee.

Subject to Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 677 Granwood Boulevard, Old Hickory, TN 37138
(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 9th day of November, 2000.

James A. Marlowe

Etoria Wyn Marlowe

STATE OF MISSISSIPPI

COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public, James A. Marlowe and wife, Etoria Wyn Marlowe, the within named bargainor(s), 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.

Witness my hand and official seal at Hattiesburg, Mississippi this 9th day of November, 2000.

Commission expires:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 2, 2000
BONDED THRU STEGALL NOTARY SERVICE

Notary Public