WARRANTY DEED

Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC •
P. O. Box 663
Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 1-20-02

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Rose	GMAC Mortgage Co.	Map 85
(NAME)	(NAME)	
3124 Jenry Drive	100 Witmer Rd	Group 7
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Horsham PA. 19044	Parcel 112
(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,
Eric D. Lee and wife Renee R. Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael Rose and Lorene Rose, 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. 136 on the Plan of Stanford Country Club Estates, Section IV, as shown by plat of record in Plat Book 2900, page 83-84, 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 Eric D. Lee and wife Renee R. Lee by deed from Gregory M. Hall and wife Pamela B. Hall of record in Deed Book 11745, page 884, Register's Office for said County.

Sanitary Sewer Easement as shown of record in Deed Book 5180, Page 919, 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 3124 Jenry Drive, Nashville, TN 37214
(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.

Davidson County DEEDWARR
Recvd: 05/25/01 15:02 2pgs
Fees:11.00 Taxes:540.20

20010525-0054835

Eric D. Lee

Renee R. Lee
Kimberly

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 Eric D. Lee and wife ~~Renee~~ Kimberly R. Lee the 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.

My Commission Expires: 1-20-02

Dawn McCh

NOTARY PUBLIC AT LARGE

File Number2105217
RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122