Davidson County DEEDWARR
Recvd: 08/08/01 09:16 2pgs
Fees:13.00 Taxes:407.00

20010808-0085104

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Sara J. Trapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE JULY 30, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/1/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Jarvis	SunTrust Mortgage, Inc.	Map 86-8, Parcel 21.00
1456 Autumn Knoll	901 Semmes Avenue	4D 00017
Hermitage, Tennessee 37076	Richmond, Virginia 23224	
(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, **JEFFREY M. EDDIE AND WIFE, KATHRYN A. EDDIE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENNETH L. JARVIS, AN UNMARRIED PERSON AND SARA J. TRAPP, 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 130 on the plan of Jackson's Retreat, Phase III, as of record in Plat Book 5200, Pages 517 & 518, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeffrey M. Eddie and wife, Kathryn A. Eddie by Quitclaim Deed from Kathryn A. Hall of record in Book 11429, Page 89, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360; By-Laws of record in Book 5745, Page 294; Charter of record in Book 5745, Page 283 and Restrictive Covenants of record in Book 6056, Page 672, said Register's Office.
This is the same description as in previous deed of record.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 1456 Autumn Knoll, 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 my/our hand(s) this July 30, 2001.

Jeffrey M. Eddie

Jeffrey M. Eddie

Kathryn A. Eddie

Kathryn A. Eddie

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jeffrey M. Eddie and wife, Kathryn A. Eddie, 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 office, this July 30, 2001

Commission expires: 4/1/2002

Louise M. Flores

Notary Public