WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/01 10:59 2pgs
Fees:13.00 Taxes:351.50

20011009-0109829

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES: JANUARY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny W Fleming III	Right Mortgage Company	Map 90 Group 16-0 Parcel
(NAME) 6404 Thunderbird Drive	(NAME) 106B West Hills Drive	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Lebanon Tennessee 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, John Fleming Jr. and Wife, Joan Fleming , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnny W Fleming III **and wife,** Jessica N. Fleming 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. 539 on the Plan of Section 8, Charlotte Park Subdivision as of record in Plat Book 2900, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Fleming Jr. and Wife, Joan Fleming by deed from Walter E. Walls and Daniel L. Wagonfield, as Co-Executors of the estate of Wilson Carter Daniel of record in Instr. No. 20010423-0040163, 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 6404 Thunderbird Drive, Nashville, TN 37209

(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 27th day of September, 2001.

John Fleming Jr.

Joan Fleming

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Fleming Jr. and Wife, Joan Fleming the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/27/2001

My Commission Expires: _____ Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2002

File Number2109059
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027