Davidson County DEEDWARR
Recvd: 03/06/02 15:49 2pgs
Fees:13.00 Taxes:290.45

20020306-0028382

WARRANTY DEED

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 8-5-02
(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
Jessica Jackson	Jessica Jackson	Map 86
(NAME) 219 Thistle Lane	(NAME) Same	Group 14-0-A
(ADDRESS) Hermiatge, TN 37076	(ADDRESS)	Parcel 219
(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,

Jeanna B. Schepke, unmarried ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Jackson, unmarried ,

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 Unit No. 219on the Plan of Hermitage Meadows, Stage Three, as of record in Plat Book 6250, Page 300, 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 Jeanna B. Schepke, unmarried by deed from Timothy G. Spence and Kim Spence Husband and Wife of record in Deed Book 11213, page 773 and re-recorded in Book 11306, Page 659, Register's Office for said County.

By-Laws in Book 6034, Page 365, Book 6034, Page 383 and Book 7660, Page 612, Register's Office for said County

Charter of Homeowner's Association as shown of record in Book 6034, Page 376; Book 7466, Page 25 and Book 8275, Page 843, Register's Office for said County.

Quit Claim Deed for open space in Book 6158, Page 931; Book 6209, Page 548 and Book 6668, Page 54, Register's Office for said County.

HOA Dues – if any.

Sewer Easement as shown of record in Deed Book 6716, Page 815, Register's Office for said County.

4138

HOA Dues – if any.

Sewer Easement as shown of record in Deed Book 6716, Page 815, 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 219 Thistle Lane, Hermiatge, 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 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.

Jeanna B. Schepke

STATE of Tennessee ~~TN~~
COUNTY of ~~Wilson~~ Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jeanna B. Schepke, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of March, 2002.

My Commission Expires: 8/5/02

Notary Public

NOTARY PUBLIC AT LARGE

File Number2202086
~~RETURN TO:~~ Prepared By
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Return To:

SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064