Return to
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

WARRANTY DEED

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF ~~JULY~~ June, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
~~1420 NW Broad Street, Suite 100~~
~~Murfreesboro, TN 37129~~
13018 Lebanon Rd Ste 100
Mt. Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leighanne T. Calvert	Franklin American Mortgage Company	Map 086, Group 07-0, Parcel 57
Mary E. Hull 208 Retreat Ct West	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/05/02 10:42 2pgs
Fees:13.00 Taxes:405.15
20020705-0080974

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, Daphne J. Hodge-Baker, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leighanne T. Calvert, an Unmarried Woman Mary E. Hull, an Unmarried Woman, 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. 41 on the Plan of JACKSON'S RETREAT, PHASE I, Section TWO, as of record in Plat Book 5200, Page 334 AND 335, as amended in Book 5972, Page 96, 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 Daphne J. Hodge-Baker, married by deed from Jon M. Stansell and Melissa A. Stansell, Husband and Wife of record in Instrument #19991228-0307652, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 5676, page 67 and Deed Book 5741, Page 360, Register's Office for said County.

Tommy Baker joins in this conveyance to convey any and all rights he may have in this property.

unimproved ☐

This is improved ☒ property, known as 208 Retreat Court West, 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 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

JUN 27 '02 07:02AM CUMBERLAND TITLE

Warranty Deed
Page 2.

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 June, 2002.

Daphne J. Hodge-Baker
Daphne J. Hodge-Baker

Tommy Baker
Tommy Baker

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daphne J. Hodge- Baker and Tommy Baker 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 6/27/2002

My Commission Expires: 12-9-03

Kathie Tipping
Notary Public

KATHIE TIPPING
MY COMMISSION EXPIRES
December 9, 2003

File Number2205372
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122