WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/02 14:33 2pgs
Fees:13.00 Taxes:362.60
20020717-0086266

DEBRA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
My Commission Expires: 4-18-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 18, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Vernon II & wife, Beth P. Vernon		Map 54-14
(NAME)	(NAME)	
812 Chandler Grove Rd.	NEW OWNER	Parcel 64
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARY R. FLETCHER AND WIFE, STEPHANIE D. FLETCHER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES C. VERNON, II AND WIFE, BETH P. VERNON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of the Re-subdivision of Lots 23 and 24 Brandywine Farms, Section 8, as shown on plat of record in Instrument No. 200002250018477, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

For source of title reference is hereby made to Instrument No. 200003030021516, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Instrument No. 200002250018477, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4498, Page 896, Register's Office of Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as Lot 23 Kennett Court, Old Hickory, TN 37138
(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 12th day of July, 2002.

Gary R. Fletcher

Stephanie D. Fletcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Gary R. Fletcher and wife, Stephanie D. Fletcher, the within named 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.

Witness my hand and official seal at Mt. Juliet, Tennessee this 12th day of July, 2002.

Commission expires: April 18, 2006

Delaina D. Davis Notary Public

