SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/07/02 08:33 2pgs
Fees:13.00 Taxes:185.00

20021007-0121617

R-FOREST-02-3033

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Carrie Bauer
Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernie Gendron	owner	
3003 Louise Drive (ADDRESS)	(NAME) (ADDRESS)	119.13-64
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REPUBLIC BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ERNIE GENDRON AND ~~JANICE WATSON~~, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County being Lot No. 80 on the Map of H.G. McNabbs Subdivision, of record in Book 1130 page 64, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Republic Bank by Subsitute Trustees Deed dated May 14, 2002 and filed for record on May 23, 2002 in Instrument #20020523-0063223, Register's Office for Davidson County, TN.

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

*Jennifer Gendron, husband and wife

unimproved ( )
This is improved (X) property, known as 3003 Louise Drive, Nashville, Tennessee 37212
(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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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 17th day of September, 2002.

REPUBLIC BANK CORPORATE SEAL ST PETERSBURG, FLORIDA

Republic Bank

Lisa Adams SVP
Lisa Adams, Sr. Vice President

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, LISA ADAMS, SVP, a Notary Public within and for said County and State aforesaid, personally appeared _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Senior Vice President of the REPUBLIC BANK, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____.

Witness my hand and official seal at ST. PETERSBURG FL on this the 17th day of SEPTEMBER, 2002.

Barbara J. Needleman
NOTARY PUBLIC

Barbara J. Needleman
MY COMMISSION # CC850025 EXPIRES
October 24, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: _____

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138