WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/02 15:37 2pgs
Fees:13.00 Taxes:444.00

20021111-0139241

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jennifer J. Herron
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 8-30-06
(AFFIX SEAL)

GLENN S. MACBETH Notary Public At Large RUTHERFORD COUNTY, TN

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
Jennifer J. Herron	SAME	Map 75-06
(NAME) 4248 Samoa Drive	(NAME)	Parcel 49.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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,

James Hoyt Burge and Wife, Shirley G. Burge ,

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

Jennifer J. Herron, 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 Lot No. 295, as shown by plat of record in Plat Book Hermitage Estates, page 3700, page 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 295 fronts 75.0 feet on the curving northwesterly margin of Samoa Drive, and runs back between lines measuring 134.2 feet on the northerly line and 161.55 feet on the southerly line to a dead line in the rear measuring 103.8 feet thereon.

Being the same property conveyed to James Hoyt Burge and Wife, Shirley G. Burge by deed from A.H. Johnson and wife Malvin Johnson9 of record in Deed Book 4089, page 33, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 4248 Samoa Drive, 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 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 22nd day of October, 2002.

James Hoyt Burge

Shirley G. Burge

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James Hoyt Burge and Wife, Shirley G. Burge the bargainor__, 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 10/22/2002

My Commission Expires: 1-23-06

Notary Public

File Number2210075

RETURN TO:
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Mt. Juliet, Tennessee 37122