FB12
JR

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/02 09:53 2pgs
Fees:13.00 Taxes:473.23

20021126-0146393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. Sept 30, 2006 (AFFIX SEAL)

KATHERINE L. CURRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. L. & Janice Cushenberry	Mortgage Investors Group	18-12A-22
(NAME)	(NAME)	
111 Mavella Court	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Knoxville, Tennessee 37923	
(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, Jimmy D. Anderson, Jr. and Kimberly R. Anderson, F.K.A., KIMBERLY R. HUDGENS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G.L. Cushenberry and wife, Janice M. Cushenberry, 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Emerald Cove, a planned unit development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. Anderson, Jr. and Kimberly R. Hudgens, by deed of record in Book 9243, Page 625, Register's Office for Davidson County, Tennessee. Kimberly R. Hudgens and Kimberly R. Anderson being one and the same.

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

unimproved ☐
This is improved ☒ property, known as 111 Mavella Court, Goodlettsville, TN 37072
(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 20th day of November, 2002.

Jimmy D. Anderson, Jr.

Kimberly R. Anderson

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 Jimmy D. Anderson, Jr. and Kimberly R. Anderson 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2002.

Commission expires: May 28, 2006

Notary Public

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires MAY 28, 2006