WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/03 10:28 2pgs
Fees:13.00 Taxes:580.90

20030113-0005076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mildred E. Grooms	Mildred E. Grooms	MAP 102-03
(NAME)	(NAME)	
6548 North Upton Court		PARCEL 186
(ADDRESS)	SAME (ADDRESS)	
Nashville, TN 37209		
(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, **Cheryl Elizabeth Owens** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mildred E. Grooms** , 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. 13 on the Plan of Charlotte Park, Section 26-B, as of record in Book 3842, Page 203, Register's Office for said County.

Said Lot No. 13 fronts 42.0 feet on the westerly margin of North Upton Court and extends back 262.58 feet, more or less, on the northerly line, and 171.31 feet on the southerly line, a broken line, to the easterly margin of the Cumberland River in the rear.

Being the same property conveyed to Cheryl Elizabeth Owens by Executor's Deed from Cheryl Elizabeth Owens, Executrix in Instrument No. 20000113-0004628, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 6548 North Upton Court, Nashville, TN 37209

(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 6th day of January, 2003.

Cheryl Elizabeth Owens

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 Cheryl Elizabeth Owens, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of January, 2003.

My Commission Expires:_____

Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires
April 10, 2004

File Number2212446
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075