WARRANTY DEED

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Cory J Mowery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/25/03 10:33 2pgs
Fees:13.00 Taxes:392.20
20030325-0039100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory J. Mowery	Professional Mortgage Group, Inc.	Map 64,01-0, 6.01
(NAME) 113 Laura Avenue	(NAME) 1535 W. Northfield Blvd	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Charles E. Ritchison and Wife, Jacque L Ritchison , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cory J. Mowery, An Unmarried Person , 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. 12, SECTION A on the Plan of LAUREL HEIGHTS SUBDIVISION, as of record in Plat Book 3600, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles E. Ritchison and Wife, Jacque L Ritchison by deed from Stanley E. Ritchison and wife, Emogene T. Ritchison of record in Deed Book 7768, page 74, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 113 Laura Avenue, 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 21st day of March, 2003.

Charles E. Ritchison
Charles E. Ritchison

Jacque L. Ritchison
Jacque L Ritchison

STATE of ~~Tennessee~~ Arkansas
COUNTY of ~~Davidson~~ Benton

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles E. Ritchison and Wife, Jacque L Ritchison the bargainors, 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 3/21/2003

My Commission Expires: 4-23-2011

Amanda Trembly
Notary Public

OFFICIAL SEAL
AMANDA TREMBLY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 4 / 23 / 2011

File Number2303220
RETURN TO:
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Mt. Juliet, Tennessee 37122