WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/03 13:32 2pgs
Fees:13.00 Taxes:370.00

20030424-0055210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Van L. Calhoon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van L. Calhoon	SunTrust Mortgage	75-8-243
(NAME)	(NAME)	
1602 Covington Drive	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Baltimore, MD 21279	
(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, Shannon Kilgore, married, Jerry Kilgore, and wife Jewel D. Kilgore, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van L. Calhoon, and wife Pamela H. Calhoon, 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. 563 on the Plan of Tulip Grove Subdivision, Section 10 of record in Plat Book 5800, Page 199, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shannon Kilgore, a single person, Jerry Kilgore, and wife Jewel D. Kilgore, by Quit-Claim Deed from Donald Jason Thompson of record in Book 11122, Page 226, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed Shannon Kilgore, married, Jerry D. Kilgore, and wife, Jewel D. Kilgore by Deed from BARS, a Partnership composed of Johnie L. Arrowood, Jr., John K. Bearden, Brackney J. Reed, Jack C. Stroud, Janet F. Flanagan and Walt Robinson of record in Book 9510, Page 769, said Register's Office.

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

Subject property was never marital residence of grantors.

unimproved ☐

This is improved ☒ property, known as 590 Tulip Grove Road, 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 3rd day of April, 2003.

Jewel D. Kilgore

Jewel D. Kilgore

Shannon Kilgore

Jerry Kilgore

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 Shannon Kilgore, Jerry Kilgore, and Jewel D. Kilgore, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of April, 2003.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine

Deborah K. Devine Notary Public

Return to
Advantage Title & Escrow
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Nashville, TN 37205
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#594