Return to:
CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 139
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 25, 2003

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/05/03 11:37 2pgs
Fees:13.00 Taxes:296.00
20030505-0059443

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason S Walden	Jason S Walden	61-03-20.00
(NAME) 923 Lemont Court	(NAME) Same	
(ADDRESS) Madison, TN 37216	(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, Kimberly Gaye Walden , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason S Walden , 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. 67 on the Plan of GRA-MAR ACRES, Section 2, as of record in Plat Book 2133, Page 74, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning on the easterly margin of Lemont Drive at the corner of Lot Nos. 67 and 68; thence with the line between said two lots eastwardly 179.7 feet to the southwest corner of Lot No. 66; thence with the line between said Lot Nos. 66 and 67 northwestwardly 178 feet to the southeasterly margin of Lemont Court; thence with same southwestwardly 120 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 28.80 feet to the easterly margin of said Lemont Drive; thence ~~Continued on next page/~~ with same southwardly 90.05 feet to the beginning.

Being the same property conveyed to Kim Walden* by deed from John W. Givens, Jr and wife, Vivian L. Givens of record in Deed Book 9115, page 646, Register's Office for said County.
*a/k/a Kimberly Gaye Walden

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

unimproved ☐

This is improved ☒ property, known as 923 Lemont Court, Madison, TN 37216
(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 30th day of April, 2003.

Kim Walden

Kimberly Gaye Walden

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kimberly Gaye Walden 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 30th day of April, 2003

My Commission Expires: _____

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires October 25, 2003

Notary Public

File Number2304618

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