WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/06/03 12:16 2pgs
Fees:13.00 Taxes:432.53

20030506-0060146

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Alan Hallums	Century 21 Mortgage	Map 74-08, 75.00
(NAME)	(NAME)	
8007 Bonnafair Drive	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mt. Laurel New Jersey 08054	
(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, Wendell I Tipton Jr, An Unmarried Man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Alan Hallums and Wife, Mignonette Elaine Hallums , 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. 659 on the Plan of Hermitage Hills, Section 7, as shown by plat of record in Plat Book 3300, page 62-63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wendell I Tipton Jr and Wife, Betty R Tipton by deed from Robert N. Bryson and wife, Billy N. Bryson of record in Deed Book 4012, page 992, Register's Office for said County.

Betty R. Tipton now being deceased.

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

unimproved ☐

This is improved ☒ property, known as 8007 Bonnafair Drive, 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 28th day of April, 2003.

Wendell I Tipton Jr

STATE of Tennessee
COUNTY of ~~Davidson~~ Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wendell I Tipton Jr, ~~and Wife, Betty R Tipton~~ an unmarried man 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 4/28/2003

My Commission Expires: 1-23-09

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE TRACEY TRUMPHOUR

File Number2304531
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122