WARRANTY DEED

Jack Case Wilson
Title Associates
4698 Lebanon Rd.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 12/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 05/08/03 13:54 2pgs
Fees:13.00 Taxes:377.40
20030508-0062021

H-0879

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Sloan	Chase Manhattan Mortgage Corporation	163-11-0-D 017.00 CO
(NAME)	(NAME)	
2962 Baby Ruth Lane, Unit #17	5409 Maryland Way, Suite 202	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Penelope C. Jones, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John D. Sloan,* 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:

*married

Land in Davidson County, Tennessee, being Unit 17, Hickory Place Townhouses, a Planned Unit Development, of record in Book 11190, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Penelope C. Jones, unmarried by deed dated September 29, 1999, from York Construction, LLC of record in Book 11685, page 256, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Jennifer Garrett executes this Warranty Deed for and on behalf of Penelope C. Jones pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☐

This is improved ☒ property, known as 2962 Baby Ruth Lane Unit 17, Antioch, TN 37013
(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 hand this 25th day of April, 2003.

Penelope C. Jones by:
Jennifer Garrett, Attorney-in-Fact

Penelope C. Jones
By: Jennifer Garrett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jennifer Garrett, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Penelope C. Jones, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Penelope C. Jones. Witness my hand and Notarial Seal this 25th day of April, 2003.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076