WARRANTY DEED

State of Tennessee)
County of Davidson)

03-5-007-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of May, 2003

Amanda Nordman
Notary Public

My Commission Expires: 1/26/05 (AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/18/03 15:27 2pgs
Fees:13.00 Taxes:1069.30

20030618-0084357

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JONLYN NATION	American Mortgage Network	115-11-0
(NAME)	(NAME)	097.00
6244 Vosswood Drive	P.O Box 85463	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Diego CA 92186	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JANNA FITE HERBISON, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONLYN NATION,** _____, hereinafter called the Grantee(s), 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. 152, on the Plan of West Meade Farms, Inc., Section "G", of record in Book 1835, Page 115, 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 Jana Fite, unmarried, by Deed from Nicholas R. Ganick and spouse, Rebecca Hales Ganick, of record in Instrument No. 20020716-0085401, Register's Office for Davidson County, Tennessee. The said Jana Fite having since married.

THIS conveyance is subject to Restrictive Covenants of record in Book 2038, Page 537, Instrument No. , said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Mark Herbison, **spouse** of the above named Janna Fite Herbison, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved ☐
Improved ☒ property known as: 6244 Vosswood Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 21st day of May, 2003.

Janna Fite Herbison
JANNA FITE HERBISON

MARK HERBISON

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 **JANNA FITE HERBISON AND HUSBAND MARK HERBISON**, the bargainor(s), 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 Brentwood, Tennessee, this 21st day of May, 2003.

My Commission Expires: 03/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.