WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/03 10:10 2pgs
Fees:13.00 Taxes:288.23

20030701-0090491

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Jennifer Danley
Affiant

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

Judy Reed
Notary Public

MY COMMISSION EXPIRES: 2/20/06
(AFFIX SEAL)

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

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
Jennifer Danley	Columbia National Inc.	Map 075-11-0
(NAME) 1018 Rachels Square Drive	(NAME) 7142 Columbia Gateway Drive	Parcel 177.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia Maryland 21046	
(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,
Cynthia A Holladay-Martin and husband Michael Martin **, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
Jennifer Danley ,an unmarried person, 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. 99-A on the Plan of ZONE LOT DIVISION of Lot Nos 80 thru 101 and 103 thru 107, RACHEL['S SQUARE, Section TWO (now colony Downs), as of record in Plat Book 5200, Page 623 thru 625; amended in Book 6050, pages 123 and 124; and Book 6250, pages 538 thru 543 and Book 8030, page 757, 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 Cynthia A Holladay by deed from Timothy P Phillips and wife, Penny C Phillips of record in Deed Book 11506, page 754, Register's Office for said County. Cynthia A Holladay having since married now know as Cynthia Holladay Martin.

Michael Martin joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 6455, Page 135; Book 6683, page 576; Book 6619, page 777; Book 7278, page 891; Book 8030, page 757; Book 8030, page 759; book 11627, page 594, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 1018 Rachels Square 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 30th day of June, 2003.

Cynthia A Holladay-Martin

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 Cynthia A Holladay-Martin and husband _____ the bargainor__, 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 6/30/2003

My Commission Expires: 12/20/06

Notary Public

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

File Number2306304
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122