WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/10/03 08:30 2pgs
Fees:13.00 Taxes:233.10



20030710-0095282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Larry W. Reese
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry W. Reese	Same as new owner	34-05-A-021.CO
(NAME)	(NAME)	
428 Thomas Jefferson Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Jennifer Lynn McGrath (formerly known as Jennifer Lynn Cobb) and husband, John McGrath, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Reese and wife, Connie L. Reese, 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:

Situated in Davidson County, Tennessee, being Unit No. 21 on the Plan of Monicello Manor, as of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Jennifer Lynn Cobb, unmarried by deed from Lisa M. Malone, now being Lisa M. Malone Jones of record in Book 10405, page 554, Register's Office, Davidson County, Tennessee. The said Jennifer Lynn Cobb is now known as Jennifer Lynn McGrath.

John McGrath herein joins to convey any and all right and interest he may have; especially his marital rights.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Book 6643, page 950, Book 6643, page 966, Book 6823, page 862 and Book 7824, page 91, said Register's Office.

Subject to Articles of record in Book 6643, page 966, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 428 Thomas Jefferson Circle, Madison, TN 37115

(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 30th day of June, 2003.

Jennifer Lynn McGrath
Jennifer Lynn McGrath

John McGrath
John McGrath

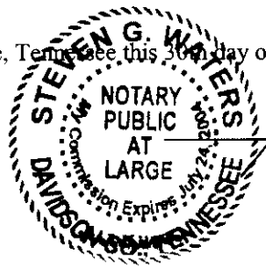
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lynn McGrath and husband, John McGrath, 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 Goodlettsville, Tennessee this 30th day of June, 2003.

Commission expires:



Notary Public