WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/03 12:02 2pgs
Fees:13.00 Taxes:355.20
20030822-0122214

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

X Katherine L. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

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
Katherine L. Bailey	Right Mortgage Company	Map 95
(NAME) 403 McKeige Court	(NAME) 106B West Hills Drive	Group 16-0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon Tennessee 37087	Parcel 23
(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, Wanda Carole Watson, Michael Midgett, Mark Wesley and Joyce A Midgett*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine L. Bailey, unmarried, 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:** ***unmarried**

Being Lot No. 38 on the Plan of Perry Heights, as of record in Plat Book 2900, Page 18, 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 B.L. Midgett and wife, Charlene Midgett by deed from Billy Ray Gannon and wife, Kathryn Lavada G Gannon of record in Deed Book 4605, page 667, Register's Office for said County. The Charlene Midgett having since died leaving B.L. Midgett as the surviving tenant by the entirety. The said B.L. Midgett having since died leaving the grantors herein as his sole heirs-at-law. and surviving spouse.

Sewer and drainage easement as shown of record in Deed Book 4749, Page 991, Register's Office for said County

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

unimproved ☐

This is improved ☒ property, known as 403 McKeige Court, Nashville, TN 37214
(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 our hands this 14th day of August, 2003.

By: Mark Wesley

By: Wanda Carole Watson

By: Joyce A Midgett

By: Michael Midgett

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wanda Carole Watson, Michael Midgett, Mark Wesley and Joyce A Midgett 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 8/14/2003

My Commission Expires: 1-2306

Notary Public

WILSON COUNTY, TENN.
NOTARY PUBLIC AT LARGE
TRACEY TRUMPHOUR

File Number23070979
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122