# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/03 07:50 2pgs
Fees:13.00 Taxes:451.40

20031002-0145183

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

**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 |
|---|---|---|
| Timothy Migliaccio | Union Planters Bank, National Association | Map 75 |
| (NAME) 4401 Andrew Jackson Pkwy. | (NAME) 7130 Goodlett Farms Parkway | Group 07-0 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Cordova Tennessee 38016 | Parcel 45 |
| (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, Thomas D Wethington Jr. and Wife, Georgia A Wethington , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Migliaccio and wife Donna Migliaccio , 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. 88, Tulip Grove, Section Two, as shown by plat of record in Plat Book 3700, page 122, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas D Wethington Jr. and Wife, Georgia A Wethington by deed dated November 24, 1986 from HUD of record in Deed Book 7050, page 793, Register's Office for said County.

Being the same property conveyed to Thomas D Wethington Jr. and Wife, Georgia A Wethington by deed from HUD of record in Deed Book 7050, page 793, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4134, page 51, 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 4401 Andrew Jackson Pkwy., 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 19th day of September, 2003.

Thomas D Wethington Jr. by Robert E. Wethington, Atty. in Fact

Georgia A Wethington

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 Georgia A. Wethington the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/19/2003

My Commission Expires: 1-23-06

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

On this the 18th day of September, 2003, before me personally appeared Robert Wethington, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas D. Wethington, and who acknowledged that he executed the same as the free act and deed of the said Thomas D. Wethington by virtue of that Power of Attorney, duly executed by the said Thomas D. Wethington and appearing of record in Instrument Number 20031002 0145182, of Register's Office of * County, Tennessee.

Witness my hand and official seal, this 18th day of September, 2003.

My Commission Expires: 1-23-06

Notary Public

File Number23090059
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122