03

Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 4-19-06

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikyoung Hicks	Century Mortgage Corporation	**Map 172-15-A**
(NAME)	(NAME)	
2408 Rollett Court	1730 Mt. Vernon Road	**Parcel 252**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dunwoody, GA 30338	
(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, **James M. Jenkins and wife, Linda C. Jenkins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mikyoung Hicks, 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:

Land in Davidson County, Tennessee, being Lot No. 259 on the Plan of Section Thirteen, Holt Woods of record in Plat Book 9700, pages 598 & 599, Register's Office of Davidson County, Tennessee to which plan reference is herby made for a more complete and accurate description.

Being the same property conveyed to James M. Jenkins and wife, Linda C. Jenkins by Warranty Deed from Claridge Builders, Co., LLC. of record in Book 11265, page 901, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 598 and 599, said Register's Office; (c) Restrictive covenants contained in Book 9570, page 22 and Book 10800, page 575, said Register's Office; (d) Charter of record in Book 9570, page 5, said Register's Office; and (e) By-Laws of record in Book 9570, page 13, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2408 Rollett Court, Nashville, TN 37211

(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 29th day of September, 2003.

James M. Jenkins

Linda C. Jenkins

Davidson County DEEDWARR
Recvd: 10/03/03 08:52 2pgs
Fees:13.00 Taxes:678.95

20031003-0146127

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared James M. Jenkins and wife, Linda C. Jenkins, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of September, 2003.

Commission expires:



Notary Public