REALTY TITLE 06
Box 48A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/10/03 13:18 2pgs
Fees:13.00 Taxes:773.30

20031110-0164445

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Martin Hall	Columbia National Mortgage	Map 86-04
(NAME) 1540 Rachaels Ridge	(NAME) 109 Hazel Path	Group C
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hendersonville Tennessee 37075	Parcel 39.00
(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,
Joan Huneycutt, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Carolyn Martin Hall ,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:**

Being Lot No. 27 on the Plan of JACKSON'S GROVE, PHASE THREE, as of record in Plat Book 9700, Page 988, 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 Joan Huneycutt by deed from Rick Routh, unmarried of record in Instrument Number 200308010109160, Register's Office for said County.

Easement as shown of record in Deed Book 5776, Page 868; Book 10728, page 584, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10841, Page 607; Book 1841, page 583, 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 1540 Rachaels Ridge, 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 7th day of November, 2003.

Joan Huneycutt

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 Joan Huneycutt* 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 11/7/2003

My Commission Expires: 1-23-06

Notary Public

File Number23100265
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122