WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 10:40 2pgs
Fees:13.00 Taxes:517.83
20040405-0038005

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 03/04/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angie D. Jamison	Angie D. Jamison	135-14-0A-200.00
(NAME)	(NAME)	
1020 Blue Mountain Lane	1020 Blue Mountain Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Antioch, TN 37013	
(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, Rollyn E. Finnikin, an unmarried person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Angie D. Jamison, an unmarried person, 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. 200 on the plan of Pinnacle Point, Phase 5, as of record in Plat Book 8250, page 842, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rollyn E. Finnikin by Deed from W. L. Bainbridge, Inc dated May 8, 2000 and filed for record in Instrument No. 20000508-0046557, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 8250, page 842, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 7067, page 739, said Register's Office.

c) Charter as of record in Book 7058, page 234, said Register's Office.

d) Surveyers Certification of Correction as of record in Book 11408, page 968; Book 10845, page 950 and Book 11408, page 966, said Register's Office.

e) Easements as of record in Book 11408, page 964; Book 8382, page 770; Book 7272, page 218 said Register's Office.

f) Amended as of record in Book 10900, page 400 and Book 10890, page 215, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1020 Blue Mountain Lane, Antioch, TN 37013
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of March, 2004.

Rollyn E. Finnikin

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Rollyn E. Finnikin, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 30th day of March, 2004

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.