Davidson County DEEDWARR
Recvd: 06/04/04 13:59 2 pgs
Fees:13.00 Taxes:288.60
20040604-0066220

**THIS INSTRUMENT PREPARED BY:**
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18263Q

**MAP/GROUP/PARCEL:**
34-5-A/60

**NEW OWNER'S NAME AND ADDRESS:**
MONICA L. GRETTER
562 THOMAS JEFFERSON CIRCLE
MADISON, TN 37115

**SEND TAX BILLS TO:**
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JENNIFER L. DICKENS, UNMARRIED**, hereinafter called Grantor, does hereby transfer and convey unto **MONICA L. GRETTER, UNMARRIED**, her heirs and assigns, hereinafter called Grantee, property described as follows:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 60 ON THE PLAN OF MONTICELLO MANOR, A PLANNED UNIT DEVELOPMENT, OF RECORD IN BOOK 6250, PAGE 551, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE DETAILED DESCRIPTION.**

The subject property is improved property commonly known as 562 Thomas Jefferson Circle, Madison, Tennessee.

BEING the same property conveyed to Grantor herein by deed, dated the 10th day of June, 1994, of record in Book 10085, Page 232, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JENNIFER L. DICKENS

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, **Jennifer L. Dickens**, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 3rd day of June, 2004.

NOTARY PUBLIC 3-25-08

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value whichever is greater for this transfer is $78,000.00.

AFFIANT

Sworn to and subscribed before me, this the 3rd day of June, 2004.

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14, 2006