WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/11/04 13:45 2pgs
Fees:13.00 Taxes:292.30

20040611-0069510

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: . 11/25/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Greene	New Owner	Map 86 Group 10-0 Parcel 37
(NAME)	(NAME)	
3533-3535 Magnum Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Carolyn M. Seagraff, a married person** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Greene and Wife, Carol Greene** , 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. 22, Chapelwood, Section 2, as shown by plat of record in Plat Book 5200, page 83, 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 Carolyn M. Seagraff, by Trustee's Deed from the James H. McConkey Revocable Living Trust, dated March 26, 2004, filed for record on May 18, 2004, in Instrument Number 200405180057843, Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the place of residence of the Grantor(s) or their spouse(s).

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3533-3535 Magnum Drive, 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 9th day of June, 2004.

Carolyn M. Seagraff

STATE of TENNESSEE
COUNTY of SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carolyn M. Seagraff the bargainor(s), 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 9th day of June, 2004.

My Commission Expires: 02/12/08

Notary Public

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
MY COMMISSION EXP.

File Number2405553
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075

After Recording
Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072