WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/04 14:29 2pgs
Fees:13.00 Taxes:345.95

20040621-0073257

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claudia S. Grooms	Claudia S. Grooms	Map 52
(NAME) 508 Kinsey Boulevard	(NAME) 508 Kinsey Blvd	Group 03-0
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison TN 37115	Parcel 13
(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,

Sheri Prosser, and Husband Marc Prosser, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claudia S. Grooms, a Single Woman, 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. 32 on the Plan of East Madison Addition, not of record, described according to a survey by A & A Engineers, dated August 28, 1986, as follows:

Beginning at an iron pin located in the Westerly margin of Kinsey Boulevard being 255.4 feet North of the Northeast corner of the Paul S. Bell property as of record in Book 6096, Page 489, said Register's Office; thence with the Westerly right-of-way margin of said Boulevard, Northerly 50 feet to an iron pin; thence leaving said margin Westerly 150 feet to an iron pin; thence Southerly 50 feet to an iron pin; thence Easterly 150 feet to the point of beginning.

Being the same property conveyed to Sheri Prosser, Married by deed from Citifinancical Mortgage Company, Inc. of record in Instrument Number 200401210008143 and re-recorded in Instrument Number 200404010036890, dated January 15, 2004 Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 508 Kinsey Boulevard, Madison, TN 37115

(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 10th day of May, 2004.

Sheri Prosser

Marc Prosser

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sheri Prosser and Marc Prosser the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 05/07/2004

My Commission Expires: 12-19-04

Notary Public

File Number2404115
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122