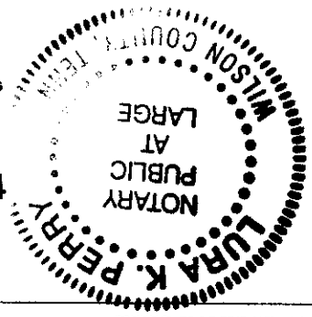
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/04 10:29 2pgs
Fees:13.00 Taxes:199.80
20040719-0085734



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,000.00

Annette M. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2004.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug. 8, 2004
(AFFIX SEAL)

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
John L. Thomas	John L. Thomas	Map 64
(NAME) 109 General Jackson	(NAME) 9136 Parliament Cr.	Group 16-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Daphne, AL 36526	Parcel 109
(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, Jeffery Todd Smith, A Single Person , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Thomas and Wife, Annette M. Thomas , 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 unit No. 109 on the Plan of JACKSON MEADOWS, PHASE I, Section I, according to the Master Deed of record in Book 7433, Page 236, as amended by Book 7434, Page 642, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6900, Page 527, 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 Jeffery Todd Smith, A Single Person by deed from DEAN C. DHOM AND FRANCES J. DHOM of record in Deed INSTRUMENT NUMBER 20021001-0118894, Register's Office for said County.

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

Plat sets out said property is subject to HOA.

MASTER DEEDS as shown of record in Deed Book 7433, Page 236; Book 7434, page 642, Register's Office for said County.

Plat sets out By-Laws as shown of record in Deed Book 7433, Page 236, Register's Office for said County.

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 109 General Jackson, 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 15th day of July, 2004.

Jeffery Todd Smith

STATE of ~~Tennessee~~ North Carolina
COUNTY of ~~Davidson~~ Buncombe

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

Witness my hand and Official seal this 7/15/2004

My Commission Expires: 17 February 2007

Notary Public

NOTARY PUBLIC CUMBERLAND CO.

File Number2407069

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