WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/04 13:32 2pgs
Fees:13.00 Taxes:344.10

20041008-0122023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires 5/30/2007

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
Shalonda Jackson	GMAC Mortgage Corporation	MAP 72-16
(NAME) 1525 Wayne Drive	(NAME) 1801 West End Avenue	PARCEL 201
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville Tennessee 37203yes	15DA-37194
(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, Charles Wiley Embry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shalonda Jackson*, 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:

*-married
**-unmarried

BEING Lot No. 57 Porter Heights, Part Two, as shown by plat of record in Plat Book 1424, Page 79, 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 Charles Wiley Embry, by Quitclaim Deed from Steven Akin Embry, dated March 22, 2002, filed for record on March 25, 2002, in Instrument Number 200203250035898, Register's Office for Davidson County, Tennessee.

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 1525 Wayne Drive, Nashville, TN 37206

(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 28th day of September, 2004.

Charles Wiley Embry

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 Charles Wiley Embry, 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 ~~28th~~ 30th day of September, 2004.

My Commission Expires: 02/20/06

Judy Reed
Notary Public

JUDY REED NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

File Number2409062
RETURN TO:
Cumberland Title of Hendersonville
505 E. Main Street
Hendersonville, TN 37075