WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/04 15:28 2pgs
Fees:13.00 Taxes:314.50

20041103-0132725

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$84,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

SHARON M. GARNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Ross Bibb	Fifth Third Mortgage Company	91-15-86
(NAME)	(NAME)	
522 Croley Drive	336 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042104

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jonathan S. Wade and Jennifer L. Mimms n/k/a Jennifer L. Wade**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John Ross Bibb, unmarried**, hereinafter called the GRANTEE, **his/her** 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. 9 of Block "G", on the Final Layout Plan of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jonathan S. Wade and Jennifer L. Mimms, both unmarried by deed from Roger W. Sauls and wife, Deborah J. Sauls dated December 4, 1998 of record in Book 11242, Page 232, Register's Office for Davidson County, Tennessee.

Jennifer L. Mimms is now married to Jonathan S. Wade and known as Jennifer L. Wade.

unimproved ☐

This is improved ☒ property, known as 522 Croley Drive, Nashville, TN 37209

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this.

Jonathan S. Wade

Jennifer L. Wade

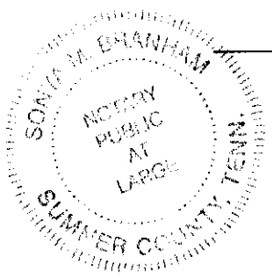
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jonathan S. Wade and Jennifer L. Wade, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jonathan S. Wade and Jennifer L. Wade executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 29th day of October, 2004.

Commission expires: 11/25/07



Sonya M. Branham

Notary Public