Davidson County DEEDWARR
Recvd: 11/04/04 13:44 2 pgs
Fees:13.00 Taxes:499.50
20041104-0133183

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE OCTOBER 29, 2004.

LOUISE N. TURPIN NOTARY PUBLIC WILSON COUNTY, TENNESSEE LARGE

Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Caronna	Coldwell Banker Mortgage	Map 75/6, Parcel 128.00
1908 Myleen Place	3000 Leadenhall Road	
Old Hickory, TN 37138	Mount Laurel, New Jersey 08054	
(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, **KEITH JERNIGAN AND WIFE, RONDA JERNIGAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL B. CARONNA AND WIFE, KRISTY CARONNA** , 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. 3 on the Plan of Hermitage Estates, Section 5, as of record in Plat Book 4175, Page 67, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Keith Jernigan and wife, Ronda Jernigan by deed of record from Jeffrey A. Rowlett, a married person, dated January 24, 2003 and recorded January 29, 2003 of record in Instrument No. 20030129-0012334, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Restrictive Covenants of record in Book 4341, page 247, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4291 Sweden 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 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 October 29, 2004.

Keith Jernigan

Ronda Jernigan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Keith Jernigan and wife, Ronda Jernigan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this October 29, 2004

Commission expires: 3/11/06

Notary Public

LOUISE N. TURPIN
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE