File No. 250600102

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/05 15:55 2 pgs
Fees:13.00 Taxes:269.73

20050726-0087172

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/10/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latrina Jones	U.S. Bank Home Mortgage	071-04-0-133.00
(NAME)	(NAME)	
134 Gordon Terrace	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Owensboro, Kentucky 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Adriane R. Stewart, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Latrina Jones, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), 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 the West 60 feet of the East 130 feet of Lot No. 38, on the Map of JOHN L. GORDON AND WIFE SUBDIVISION, of record in Book 843, page 61, Register's Office; and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated September 29, 1998, as follows:

SAID part of Lot No. 38 fronts 60 feet on the southwesterly margin of GORDON TERRACE and extends back 277 feet, more or less, on the southeasterly line and 274 feet, more or less, on the northwesterly line, to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Adriane R. Stewart, an unmarried woman by deed from Jody D. Shoulders and wife M. Carlens Shoulders of record in Deed Book 11135, page 907, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 134 Gordon Terrace, Nashville, TN 37207
(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(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), Her 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 18th day of July, 2005.

Adriane R. Stewart

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Adriane R. Stewart, an unmarried woman, 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 Hendersonville, Tennessee, this 7/18/2005.

My Commission Expires: 4/26/08

Notary Public

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. MY COMMISSION EXP.

File Number: 250600102

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075