File No. 250700583

WARRANTY DEED

Return to
Consumer
Trust
219 Ward Circle
Ste 3
Brentwood TN
37027

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,092.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/29/05 14:19 2 pgs
Fees:13.00 Taxes:559.04

20050729-0089067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Willis	Larry Willis	Map 074-12-0-028.00
(NAME)	(NAME)	
315 Bonnahurst Drive	SAME Address	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1045	,	
(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, WE, Jesse M. Judkins I, and Wife, Marie T. Judkins and Mary Ellen McCabe, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Willis, and Wife, Rose Willis, HEREINAFTER CALLED THE GRANTEE(S), 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. 754 on the Plan of HERMITAGE HILLS, Section 7, as of record in Plat Book 3300, Page 62, 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 Jesse M. Judkins, I, and wife, Marie T. Judkins with the exception of a life estate reserved by the grantor, Mary Ellen McCabe by Quitclaim deed from Mary Ellen McCabe of record in Deed Book 11376, page 107 and filed or record on March 9, 1999, Register's Office for said County. This conveyance is hereby dissolved said life estate to Mary Ellen McCabe.

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

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 315 Bonnahurst Drive, Hermitage, TN 37076-1045
(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), THEIR 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), 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, 2005.

Mary Ellen McCabe
By Atty in Fact

Jesse M. Judkins I

Marie T. Judkins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jesse M. Judkins I, and Wife, Marie T. Judkins, 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 Mt. Juliet, Tennessee, this 7/15/2005.

My Commission Expires: EXPIRATION DATE: 10-12-08 Notary Public

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIMIE PERRY

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jesse M. Judkins I, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Ellen McCabe, as Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mary Ellen McCabe, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 15th day of July, 2005.

My Commission Expires: Notary Public
EXPIRATION DATE: 10-12-08

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIMIE PERRY

File Number: 250700583

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