File No. 250900129

# WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 7-29-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 09/28/05 13:50 2 pgs
Fees:13.00 Taxes:442.15

20050928-0116561

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Barbara McKissack | Barbara McKissack | 33-16-0-162.00 |
| (NAME) | (NAME) | |
| 304 Slayton Drive | 304 Slayton Drive | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | Madison, Tennessee 37115 | |
| (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, Jennifer Hope Charles and husband, John W. Charles, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara McKissack, 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 all of Lot No. 152, on the Plan of Primrose Meadows, Section 2, as shown by plat appearing of record in Plat Book 4860, Page 105, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jennifer Hope Agner and John W. Charles by Warranty Deed dated July 26, 1994 of record in Book 9419, Page 942, and being further conveyed to Jennifer Hope Charles and John W. Charles, wife and husband by Quitclaim Deed dated February 23, 2001 of record in Instrument No. 20010412-0035976, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 7976, Page 410; Sanitary Sewer Easement of record in Book 5708, Page 621, Book 4878, Page 142, and in Book 4901, Page 341; Easement for Tennessee Valley Authority of record in Book 3281, Page 39; all matters shown on plat of record in Plat Book 4860, Page 105; all in the Register's Office for Davidson County, Tennessee.

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 304 Slayton Drive, Madison, TN 37115
(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 26th day of September, 2005.

Jennifer Hope Charles

John W. Charles

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 Jennifer Hope Charles and John W. Charles, wife and husband the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of September, 2005.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**File Number: 250900129**

**RETURN TO:**
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066