File No. [redacted]0045

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Penny C Weems
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2005.

Linda V. Jones
Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/06/05 10:11 2 pgs
Fees:13.00 Taxes:481.00
20051006-0120544

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penny C. Weems	Penny C. Weems	Map 053-02-0
(NAME) 106 Ryburn Court	(NAME) 106 Ryburn Court	Parcel 094.00
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Wesley W. Childress and wife, Mary Jo Childress**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Penny C. Weems, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 9, on the Plan of Section One-Part Two, Addition to Fairway View, as shown by plat appearing of record in Plat Book 4675, Page 55, as amended in Book 4715, Page 141, 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 Wesley W. Childress and wife, Mary Jo Childress by Quitclaim Deed dated November 17, 1986 of record in Book 7049, Page 622, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Plat Book 4675, Page 55, as amended in Book 4715, Page 141; 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 106 Ryburn Court, Old Hickory, TN 37138
(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, 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, 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 5th day of October, 2005.

Wesley W. Childress

Mary Jo Childress

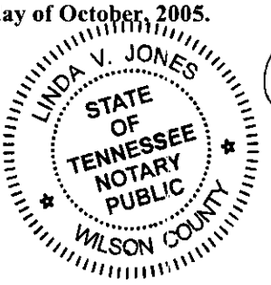
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wesley W. Childress and Mary Jo Childress the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of October, 2005.

Commission expires: June 22, 2009



Linda V. Jones Notary Public
(seal)

File Number: 250900045

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076