File No. 260701214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/06 16:03 2 pgs
Fees:13.00 Taxes:554.63

20060803-0095186

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: February 3, 2010

(AFFIX SEAL)

CHRISTIE B. CLAIR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John G. Foote	USAA Federal Savings Bank	075-04-0-019.00
(NAME)	(NAME)	
4548 Andrew Jackson	3401 Hammond Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Waterloo IA 50702-5345	
(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 , Joann Blanton Reed and husband, Wayne Reed, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John G. Foote and Kathryn L. Foote, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 129 on the Plan of Tulip Grove Subdivision, Section Three, as shown by plat of record in Book 3700, page 146, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 129 fronts 100.0 feet on the westerly margin of Andrew Jackson Parkway and runs back between lines measuring 170.90 feet on the southerly line and 152.01 feet on the northerly line to a broken line in the rear, measuring 93.01 feet thereon.

Being the same property conveyed to Glenn D. Blanton and wife, Joann Blanton by deed from Johnson Homes, Inc., of record in Deed Book 4255, page 293, Register's Office for said County. The said Glenn D. Blanton is now deceased. Joann Blanton has since married Wayne Reed.

Wayne Reed joins in this conveyance to convey any and all rights he may have in this property.

Subject to all matters as set forth per plat filed in Book 3700, Page 146, Register's Office of 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 4548 Andrew Jackson, 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 GRANTEE(S), 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), 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.

Joann Blanton Reed

Joann Blanton Reed

Wayne Reed

Wayne Reed

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 Joann Blanton Reed and Wayne Reed, 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 1st day of August, 2006.

My Commission Expires:

Notary Public Jessica Talbott

File Number: 260701214

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008