WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/06 16:03 2 pgs
Fees:13.00 Taxes:592.00
20060817-0101767

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/19/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John-Nelson Neal Warren	FIRST HORIZON HOME LOAN CORPORATION	61-12-158
(NAME)	(NAME)	
1142 Riverwood Drive	POST OFFICE BOX 7481	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SPRINGFIELD, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer Blackwell Maudlin, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John-Nelson Neal Warren, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR 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 more particularly described as follows:
Being the East 89 feet front and 70.5 feet rear of Lot No. 22 on the map of Eastside Place of record in Plat Book 547, page 29 & 30, Register's Office for said County and State.

Said Part of said Lot No. 22 fronts 89 feet on the South sides of Riverwood Drive and runs back between lines 200 feet, more or less, to a dead line in the rear on which measures 70.5 feet.

Being the same property conveyed to Jennifer J. Maudlin by Quitclaim Deed from Rory O. Maudlin of record in Instrument No. 20041108-0134471 said Register's Office.

Being the same property conveyed to Rory O. Maudlin and wife Jennifer J. Maudlin dated December 17th, 2002 or record in Instrument No. 20021217-0155680 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1142 Riverwood Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of August, 2006.

Jennifer Blackwell Maudlin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jennifer Blackwell Maudlin, an unmarried person** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of August, 2006.

Commission expires: 7/19/08

Justin Tatum Notary Public

