RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # 10606467

File No. 260900635

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/06 15:02 2 pgs
Fees:13.00 Taxes:522.26

20061009-0125447

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

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
Vonda K Davis and Terrance Davis	New Owner	08602005800
(NAME) 7005 Panama Drive	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, Marsha Elaine Harper Forsythe, and Husband, Gerald J. Forsythe,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vonda K. Davis, and Husband Terrance Davis,** 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:

Land in Davidson County, Tennessee, BEING Lot No. 96 on the Plan of Dodson Heights Subdivision, as shown of record in Book 2900, Page 113, of the Register's Office of Davidson County, Tennessee. SAID lot No. 96 fronts 65.0 feet on the northwesterly side of Panama Drive and runs back between lines, 167.7 feet on the broken northeasterly line and 141.5 feet on the southwesterly line to a dead line on which it measures 56.1 feet.

Being the same property conveyed to Marsha Elaine Harper by deed from Harvey Judson Smith Blaney and wife, Esther M. Blaney of record in Deed Book 8563, page 372, Register's Office for said County.

The said Marsha Elaine Harper having since married, for the purposes of this transaction Marsha Elaine Harper is also known as Marsha Elaine Harper Forsythe.

Gerald J. Forsythe 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 2900, Page 113, 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 7005 Panama Drive, 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), 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 hands this 3rd day of October, 2006.

Marsha Elaine Harper Forsyth

Marsha Elaine Harper Forsyth

Gerald J. Forsyth

Gerald J. Forsyth

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 Marsha Elaine Harper Forsyth and Gerald J. Forsyth, 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 on this, the 3rd day of October, 2006.

My Commission Expires:

Jessica Talbott

Notary Public

Witness my hand at office this 3rd day of October, 2006.

Commission expires:

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

Notary Public

File Number: 260900635

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122