File No. 270800749

WARRANTY DEED

Please return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 23, 2009~~ 1-20-09
(AFFIX SEAL)

THIS AGREEMENT WAS PREPARED BY
David W. Kious, Attorney – Southern Title Services
547 N. Mt. Juliet Road, Ste 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary E. Cartwright	New Owner	Map 162.07-0
(NAME)	(NAME)	Parcel 176.00
308 Jeri Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Roger D. Wynne and wife, Shelia A. Wynne,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary E. Cartwright, 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 Lot No. 12 on the Plan of subdivision for Whittemore Valley, Section One, recorded in Book 6250, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger D. Wynne and wife, Sheila A. Wynne, by warranty deed from Paul A. McMillan and wife, Denise F. McMillan, of record in Book 7563, page 791, Register's office for Davidson County, Tennessee, dated May 31, 1988.

This property is subject to: 2007 Real property taxes, and every year thereafter; Restrictive covenants of record in Book 6243, page 80, said Register's Office; Subject to all matters as set forth per Plat Book 6250, Page 39; all in the Register's Office of 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.

Davidson County DEEDWARR
Recvd: 08/29/07 11:29 2 pgs
Fees:13.00 Taxes:455.10
20070829-0103662

unimproved ☐

This is improved ☒ property, known as 308 Jeri Court, Antioch, TN 37013
(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 hands this 17th day of August, 2007.

Roger D. Wynne

Shelia A. Wynne

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 Roger D. Wynne and Shelia A. Wynne with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of August, 2007.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

(seal)

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RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds