WARRANTY DEED

1/12/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$195,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Clevenger	**Ronald L. Clevenger**	**098-050-019.00**
(NAME)	(NAME)	
4016 Port Jamaica Court	**4016 Port Jamaica Court**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Hermitage, TN 37076**	
(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,

Jamie Wolfe and wife, Vanessa Wolfe fka Vanessa Gregory

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald L. Clevenger and wife, Carol Clevenger

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 LOT NO. 130, ON THE PLAN OF LAKE PARK SUBDIVISION, SECTION III, OF RECORD IN BOOK 4660, PAGE 90, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMIE WOLFE, A SINGLE PERSON AND VANESSA GREGORY, A SINGLE PERSON BY DEED FROM RONALD L. CLEVENGER AND CAROL CLEVENGER, HIS WIFE DATED 1/30/04 AND RECORDED IN INSTRUMENT # 20040406-0038829, REGISTER'SOFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR AND GRANTEE ACKNOWLEDGES THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THEM. NO TITLE EXAMINATION HAS BEEN MADE AND THAT NO OWNERS TITLE INSURANCE IS BEING ISSUED ON THE PROPRTY COVERED IN THIS DEED AND ALL-STAR TITLE SHALL HAVE NO LIABILITY FOR THE STATUS OF TITLE TO THE PROPERTY FOR THE ASSURACY OF SUCH INFORMATION.

unimproved ☐
This is improved ☒ property, known as **4016 Port Jamaica Court, 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 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 our hands this **9th** day of **November, 2007.**

Davidson County DEEDWARR
Recvd: 11/21/07 14:02 2 pgs
Fees:13.00 Taxes:721.50
20071121-0136481

Jamie Wolfe

Vanessa Wolfe fka Vanessa Gregory

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Jamie Wolfe and Vanessa Wolfe fka Vanessa Gregory**

the within named Seller(s) 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 **November 9, 2007**

Notary Public

1/12/10