WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/08 11:29 2 pg
Fees:13.00 Taxes:517.63

20080114-0004038

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy L. Abney	Realty Mortgage Corporation	
(NAME)	(NAME)	
1029 Saddlestone Drive	215 Katherine Drive	86-12-0-105
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Flowood, MS 39232-9588	
(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, **WILLIAM CLEVELAND WALDRON AND JIM E. WALDRON, HEIRS OF CELIA BERNICE KETCHERSID, DECEASED, AND WILLIAM CLEVELAND WALDRON, EXECUTOR OF THE ESTATE OF CELIA BERNICE KETCHERSID, DECEASED (Celia Bernice Ketchersid is also known as Celia B. Ketchersid)** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TRACY L. ABNEY, an unmarried woman,** 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, as shown on the map entitled Rockwood Estates, of record in Instrument No. 20001013-010278, 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 Celia B. Ketchersid, unmarried, by deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States of record in Instrument No. 20031126-0172049, Register's Office for Davidson County, Tennessee. Pursuant to the Last Will and Testament of Celia Bernice Ketchersid, subject property vested in William Cleveland Waldron and Jim E. Waldron See Estate of Celia Bernice Ketchersid of record as File No. 07P-634, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1029 Saddlestone Drive, Hermitage, TN 37076

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 our hands this 9th day of January, 2008.

William Cleveland Waldron
WILLIAM CLEVELAND WALDRON

Jim E. Waldron By William Cleveland Waldron, His attorney in fact.
JIM E. WALDRON BY WILLIAM CLEVELAND WALDRON

William Cleveland Waldon Executor
WILLIAM CLEVELAND WALDRON, EXECUTOR
OF THE ESTATE OF CELIA BERNICE
KETCHERSID, DECEASED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Cleveland Waldron and Jim E. Waldron, the bargainors, 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 and official seal at Franklin, Tennessee on this 9th day of January, 2008.

My Commission expires:

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Cleveland Waldron, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jim E. Waldron, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20080114000 4037, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Jim E. Waldron, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the _____ day of _____, 2008.

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Cleveland Waldron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Celia Bernice Ketchersid, deceased, **and that he as such Executor, executed the foregoing instrument for the purposes therein contained.**

Witness my hand and seal this 9th day of January, 2008.

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

Notary Public

My Commission Expires: _____

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. _____