Davidson County DEEDWARR
Recvd: 02/19/08 12:16 2 pgs
Fees:13.00 Taxes:599.40

20080219-0015839

WARRANTY DEED

TARA R. KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5615

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean T. Eldridge	New Owner	063-16-0-B 048.00 CO
(NAME)	(NAME)	
704 Jaywood Drive	704 Jaywood Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory TN 37138	
(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, Henry Jernigan and wife, Elizabeth Jernigan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Jean T. Eldridge and wife, Jean Eldridge~~, 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:

*Jean T. Eldridge, a married person

Being all of Lot No. 82, Hampton Park (formerly Chitwood Downs- a Planned Unit Development) of record in Book 6900, Page 550-552 and corrected in Book 7462, Page 445; Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Henry Jernigan and wife, Elizabeth Jernigan by Warranty Deed dated November 15, 2001 from Wilda Baugh, unmarried of record in Instrument Number 20011116-0125848, Register's Office for Davidson County, Tennessee.

Brittany Simonelic executes this Warranty Deed for and on behalf Henry Jernigan and Elizabeth Jernigan pursuant to a Power of Attorney recorded simultaneously herewith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 704 Jaywood Drive, Old Hickory, TN 37138

(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 22nd day of January, 2008.

Henry Jernigan By Brittany Simonelic Attorney in Fact

Henry Jernigan By: Brittany Simonelic, Attorney in Fact

Elizabeth Jernigan By Brittany Simonelic Attorney in Fact

Elizabeth Jernigan By: Brittany Simonelic, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brittany Simonelic, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Henry Jernigan and Elizabeth Jernigan, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Henry Jernigan and Elizabeth Jernigan. Witness my hand and Notarial Seal this 22nd day of January, 2008.

Susan B. Mott
Notary Public

My Commission Expires: 1-15-2012

Susan B. Mott
State of Tennessee Notary Public
Williamson County

RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027