Davidson County DEEDWARR
Recvd: 05/19/08 14:12 2 pgs
Fees:13.00 Taxes:464.35

20080519-0051286

RECORD AND RETURN TO:
OLD SOUTH TITLE, LLC
607 W. DUE WEST AVE. STE 100
MADISON, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of February, 2008

Notary Public

MY COMMISSION EXPIRES: 2/23/11

DAWN ROBERTSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 2-23-11

THIS INSTRUMENT WAS PREPARED BY
OLD SOUTH TITLE, LLC, 607 W. DUE WEST AVE., STE 100, MADISON, TN 37115

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra L. Jensen **401 Cunniff Pkwy** **Goodlettsville, TN 37072**	**New Owner**	33-14-59.00

FOR AND IN 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,

Jeremy M. Holmes

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

Sandra L. Jensen and Daniel T. Jensen , joint tenants

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. 30 on the Plan of Pleasant Hill, as of record in Plat Book 2900, page 69, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed dated 1/28/2005 from Jeremy M. Holmes and Susan J. Holmes, husband and wife to Jeremy M. Holmes and filed for record 2/3/2005 in Instrument No. 20050203-0012600, Register's Office for Davidson County, Tennessee.

This property is commonly known as 401 Cunniff Pkwy, Goodlettsville, TN 37072.

Unimproved ( )
This is improved (X) property known as **401 Cunniff Pkwy, Goodlettsville, TN 37072**
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 8th day of February, 2008.

Jeremy M. Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jeremy M. Holmes, with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 8th day of February, 2008.

My commission expires: 2/23/11

Notary Public

DAWN ROBERTSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-23-2011

J.H.