File No. 280500190

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/08 12:44 2 pg:
Fees:13.00 Taxes:318.20
20080521-0052150

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

DARNELL D. BARNES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roselynn C. Tignor	Roselynn C. Tignor OWNER	
(NAME) 1001 Tulip Blossom	(NAME)	MAP/PARCEL 054-09-0-051.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Peggy N. Pardue, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Roselynn C. Tignor, a married woman**, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1, a Resubdivision of Lots 1 & 2, Life and Casualty Insurance Companys Subdivision of the Dabbs & Elliot Property, as of record in Plat Book 5800, Page 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy N. Pardue and Husband Charlie R. Pardue, Jr. by Deed dated 4/22/1983 from Wilburn E. Hunt, Joe N. Hunt, Sr. John W. Hunt, Howard L. Hunt, Kenneth Ray Hunt, Sr., S.S. Thomas Sr. and Mary M. Thomas of record in Deed Book 6059, page 179, recorded 5/19/1983, Register's Office for said County.

The said Charlie R. Pardue, Jr. having since deceased leaving Peggy N. Pardue as sole surviving heir.

The said Peggy N. Pardue is one in the same as Peggy Ann Pardue.

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.

unimproved ■

This is improved ☐ property, known as 3054 Lakeshore Dr., 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 12th day of May, 2008.

Peggy N. Pardue

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 Peggy N. Pardue, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 5/12/2008.

My Commission Expires: April 7 2009

Notary Public

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122