Davidson County DEEDWARR
Recvd: 12/16/08 15:26 2 pgs
Fees:13.00 Taxes:436.56
20081216-0120581

WARRANTY DEED

PATRICIA NICHOLLS 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 $ 117,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2008

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jackie Charlton	New Owner	Parcel ID:
461 Bell Road		15007017400
Nashville, TN 37217		

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

Ronald N. Plumb and wife, Judith C. Plumb

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jackie Charlton and wife, Margaret Ann Charlton
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. 217 on the Plan of The Country, Section Five, as of record in Book 5200, Pages 271 and 272, said Register's Office.

Said Lot No. 217 fronts 75.5 feet on the southwesterly side of Country Meadow Road and runs back 120.21 feet on the southerly line and 128.51 feet on the northwesterly line to a line in the rear which measures 94.25 feet thereon.

Being the same property conveyed to Ronald N. Plumb and wife, Judith C. Plumb by deed from Michael J. Hutchins and wife, Barbara A. Hutchins, of record in Book 7609, Page 985, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 5200, Pages 271 and 272, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3112 Country Meadow Road, Antioch, TN 37013

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 15th day of December, 2008.

Ronald N. Plumb

Judith C. Plumb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald N. Plumb and Judith C. Plumb, 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 this 15th day of December, 2008.

My Commission Expires: 1/24/09

Notary Public

