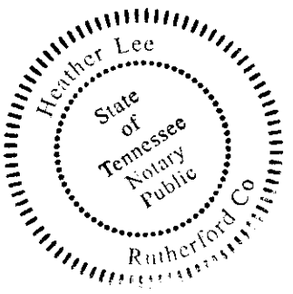
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2008.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: August 16, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128

Davidson County DEEDWARR
Recvd: 12/31/08 15:41 2 pgs
Fees:13.00 Taxes:555.00

20081231-0124128

M-1538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica K. Hawkins	Jessica K. Hawkins	138-00-0 128.00
(NAME)	(NAME)	
6134 S. Mt. Juliet Road	6134 S Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, James H. Waynick, widower, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica K. Hawkins, married, 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:

Being all of Lot No. 7, Corynn Meadows Subdivision of record in Book 6250, Page 64, 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 James G. Waynick, et ux Tina M. Waynick by Warranty Deed from Burch Anderson, Jr. et ux, Carole C. Anderson of record in Book 6510, Page 130, Register's Office for Davidson County, Tennessee. BEING further conveyed to James H. Waynick and Nora S. Waynick by Quitclaim Deed from James G. Waynick and Tina M. Waynick of record in Book 10600, Page 906, Register's Office for Davidson County, Tennessee. The said Nora S. Waynick has since died on January 3, 2008, leaving said property vested solely in James G. Waynick, as surviving tenant by the entirety.

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 6134 S Mt. Juliet Road, Hermitage, TN 37076

(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 23rd day of December, 2008.

James H. Waynick

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 James H. Waynick the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of December, 2008.

Commission expires: August 16, 2009

Heather Lee

Heather Lee Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
125 River Rock Blvd., Suite B
Murfreesboro, Tennessee 37128