WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/09 08:53 3 pgs
Fees:18.00 Taxes:462.42
20091103-0101224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,989.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2010~~ July 14, 2011

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Jensen	Wells Fargo Home Mortgage	07504022500
(NAME)	(NAME)	
4779 Trenton Drive	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN 55467	
(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, Mark Hollingsworth, Trustee, Belmont Trenton Trust, a Land Trust, a Revocable Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Jensen, 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 Lot No. 491 on the Plan of Tulip Grove, Section Nine, of record in Plan Book 4675, Page 135, Register's Office for said County.

Said Lot No. 491 fronts 90 feet on the westerly side of Trenton Drive and extends back 133.80 feet on the southerly line and 144.82 feet on the northerly line to a dead line measuring 116.81 feet thereon.

Being the same property conveyed to Mark Hollingsworth Trustee for Belmont Trenton Trust, a Land Trust, a Revocable Trust,, by deed of record in Instrument no. 20091103-0101223, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4779 Trenton Drive, 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 my hand this 23rd day of October, 2009.

Mark Hollingsworth, Trustee, Belmont Trenton Trust, a Land Trust, a Revocable Trust

By: _____, Trustee
Mark Hollingsworth, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Mark Hollingsworth with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Belmont Trenton Trust, a Land Trust and Revocable Trust, (an executory trust) and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of October, 2009.

Commission expires: March 20, 2010

_____
Beth Triplett Notary Public

Beth Triplett
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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