File No. 130993

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130101406 DEEDWARR
Recvd: 12/03/13 11:57 2 pgs
Fees:13.00 Taxes:480.63

20131203-0123005

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Ann Booker	First Bank	095-14-0-066.00
(NAME)	(NAME)	
2111 Jade Drive	3500 Blue Lake Drive #325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Birmingham, AL 35243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Joseph George and wife, Amy Hoffman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cindy Ann Booker, a single woman, 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. 26 on the map of Elm Hill Acres, Section No. 1, of record in Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 85 feet on the south side of Jade Drive and runs back between lines, 225 feet on the west line and 236.8 feet on the east line which is a broken line, to a dead line in the rear measuring 35 feet thereon.

BEING the same property conveyed to Joseph George and wife, Amy Hoffman, by Quitclaim Deed from Joseph George, dated 6/5/10 and recorded 6/7/10 in Instrument No. 20100607-0043962; and the same property previously conveyed to Joseph George by Warranty Deed from Gary Farrell, dated 8/21/09 and recorded 9/9/09 in Instrument No. 20090909-0084364, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2111 Jade Drive, Nashville, TN 37210

(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.

File No. 130993
Witness our hands this. 27th day of November, 2013.

Joseph George

Amy Hoffman

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph George and wife, Amy Hoffman, the bargainor(s), 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 27th day of November, ~~1930.~~ 2013

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016