Karen Y Johnson Davidson County
Batch# 150553 DEEDWARR
10/10/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20181010-0100617

WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George R. Wauford	George R. Wauford	075 04 0 155.00
(NAME)	(NAME)	
508 Saint Paul Drive	508 Saint Paul Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, we, **Forrest Gene Jennings and wife, Thelma Jean Jennings**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George R. Wauford and Linda L. Wauford, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 432, on the Plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Forrest Gene Jennings and wife, Thelma Jean Jennings by Warranty Deed from Gordon Weaver, Inc., dated 10/26/1972, recorded 10/30/1972, of record in Book 4650, Page 597, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4511, Page 994 in the Register's Office for Davidson County, Tennessee; Easement for Trunk Sewer and Water Lines of record in Book 4106, Page 812, in the Register's Office for Davidson County, Tennessee; Sewer Line Easements of record in Book 4471, Page 573, in the Register's Office for Davidson County, Tennessee.

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 508 Saint Paul Dr., 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 GRANTEE(S), their heirs and/or 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), their heirs and/or 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 14th day of June, 2018.

Forrest Gene Jennings

Thelma Jean Jennings

State of Tennessee
County of Wilson

Personally appeared before me Forrest Gene Jennings and Thelma Jean Jennings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of June, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 8/19/19



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