3

BOOK 10672 PG 342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
BGTC-97-3255
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Garrison (NAME)	Guaranty Trust Company (NAME)	50-11-244
901 Seasons Court (ADDRESS)	640 Broadmor Boulevard, Ste. 100 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Annette Jankowski, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda Garrison and Thomas Stoner, Unmarried

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. 343 on the Plan of Somerset, Phase I, as shown by plat and survey of record in Plat Book 6900, page 690 and 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Annett Jankowski by deed from Andrew Todd Lavdenslager and wife, Sheryl Lavdenslager of record in Deed Book 9056, page 790, Register's Office for said County.

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

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7619, page 647, amended at Book 7657, page 583, Book 7675, page 923, Book 7776, page 82 6, Book 8201, page 770, Book 9072, page 572, Book 10404, page 641, By-Laws at Book 7619, page 679, amended at Book 9647, page 476, Register's Office for said County.

Also subject to a 10 foot overhang easement and a sewer easement.

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

unimproved ( )
is improved (X) property, known as 901 Seasons Court, Antioch, Tennessee 37013
(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 31st day of October 19 97

Annette Jankowski By: Annette Jankowski by Jacqueline C. Evans, Attorney-in-fact
Jacqueline C. Evans, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

BOOK 10672 PG 343

,Personally appeared before me. _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of October, 1997, before me personally appeared Jacqueline C. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Annette Jankowski, and who acknowledged that Annette Jankowski executed the same as the free act and deed of the said Annette Jankowski by virtue of that Power of Attorney, duly executed by the said Annette Jankowski and appearing of record in Book 10672, page 341, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 31st day of October, 1997.

My Commission Expires: 5/23/98

Tracey J. Nelson
Notary Public

IDENTIF. & REFERENCE

0366465

97 NOV -5 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7881 11/05 0401 CHECK

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10672 PG 344

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

11/05/97 01 09:19 0001 7881

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366465
IDENTIF. ↑ REFERENCE

97 NOV -5 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1217084