Box 1

BOOK 10962 PG 569

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 1998.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie Charlton	OWNER	**150-2-130**
(NAME)	(NAME)	
461 Bell Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(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, **Daniel J. Huard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackie Charlton and Terry Atkinson**, 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. 14B on the Plan of Justin Towne Section II of record in Plat Book 5200, Page 459, and re-recorded as a resubdivision of Lots 13, 14, 23 and 24, in Plat Book 5200, Page 588, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel J. Huard by deed of record in Book 9428, Page 539, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Daniel Huard by Jill Sullivan as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10962 Page 568, in the Register's Office for Davidson County, Tennessee.

Daniel J. Huard and Daniel Huard being one and the same person.

unimproved ☐
This is improved ☒ property, known as **3139 Justin Towne Court, Antioch, TN 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.

0446214
IDENTIF. ↑ REFERENCE

98 JUN -4 PM 12:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6144 06/04 01:01 02CHECK 200.10

Witness **my/our hand(s)** this **28th day of May, 1998**.

Daniel J. Huard by Jill Sullivan

Daniel J. Huard
By Jill Sullivan his Attorney -in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this 5/28/98 before me personally appeared Jill Sullivan, the person who executed the foregoing instrument on behalf of Daniel J. Huard, and acknowledged that she executed the same as the free act and deed of the said Daniel J. Huard, through Power of Attorney granted her, by the said Daniel J. Huard.

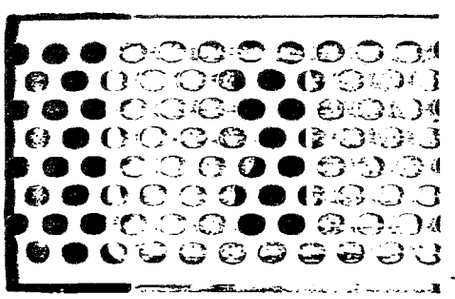
Angela M. Lake
Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

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



RECEIVED OF _____

FOR _____

BOOK 10962 PG 571

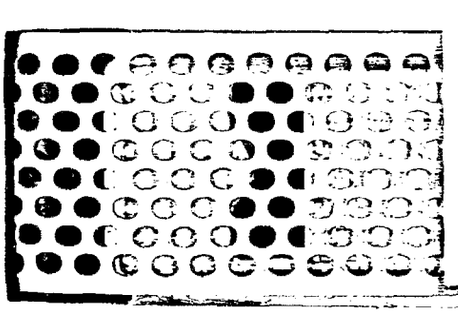
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 51650.00
CON TX 191.10
PRFEE 1.00
WDEED 8.00
TOTAL 200.10
CHECK 200.10

06/04/98 01 12:55 0001 6144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044621.4
IDENTIF. & REFERENCE

98 JUN -4 PM 12:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302051