BOOK 11053 PAGE 13

WARRANTY DEED

EAUC-98-2938

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July 19 98
Notary Public
MY COMMISSION EXPIRES 9/20/99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172 | 111 W. College Street, Murfreesboro, TN 37130 | 100 Hazel Path, Suite A, Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY
4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy W, Suite A, Smyrna, TN 37167 | 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
John J. Vanags (NAME)	Wilson Bank & Trust (NAME)	MAP 108
303 Woodwind Court (ADDRESS)	623 West Main Street (ADDRESS)	GROUP 16
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	PARCEL 343

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, Doris A. Bezemek, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Vanags and wife, Judy L. Vanags

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. 169B on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164 thru 171, as of record in Plat Book 6250, Page 901, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Doris A. Bezemek by deed from Jefferson B. Lee and wife, Julie R. Mesemer of record in Deed Book 9818, page 643, Register's Office for said County.

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

98 AUG -5 PM 12:47

0471203

INSTR. # REFERENCE

This is unimproved ( ) improved (X) property, known as 303 Woodwind Court, Nashville, Tennessee 37214
(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 21st day of July 19 98

Doris A. Bezemek by Barbara L. Eid attorney in fact
Doris A. Bezemek

STATE OF TENNESSEE
COUNTY OF

,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 21ST day of July, 1998 before me personally appeared Barbara L. Eib, 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 Doris A. Bezemek, and who acknowledged that Doris A. Bezemek executed the same as the free act and deed of the said Doris A. Bezemek by virtue of that Power of Attorney, duly executed by the said Doris A. Bezemek and appearing of record in Book 11053, page 10, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Hermitage, Tennessee, this 21st day of July, 1998.

My Commission Expires: 9/20/99

Jackie Weatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy, #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

29673 08/06/98 10:01 DAVIDSON

251.5

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

BOOK 11053 PAGE 15

RECEIVED OF _____

FOR _____

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 251.50
CHECK 251.50
08/05/98 01 12:48 0001 2863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471203
IDENTIFICATION REFERENCE

98 AUG -5 PM 12:47

REGISTER
DAVIDSON COUNTY, TENN.

No. 1328455