Bk 13

Instr:200003230029699 Page: 1 OF 2
REC'D FOR REC 03/23/2000 2:47:49PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $351.50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2003~~

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth M. Scott	North American Mortgage Company	150-10-246
(NAME)	(NAME)	
3212 Forest Breeze Drive	4301 Hillsboro Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37216	
(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, Hugh F. Coleman and wife Phyllis K. Coleman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth M. Scott, 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. 20 (Parcel 246 on Property Map 150-10) on the Plan of Lake Towne Park, Section 1-B of record in Plat Book 6900, Page 674, as revised by surveyor's Certification of Correction of record in Book 7647, Page 591, Register's Office for said County, Tennessee.

Being the same property conveyed to the Hugh F. Coleman and wife, Phyllis K. Coleman in Book 7765, Page 494, said Register's Office for Davidson County, TN.

unimproved ☐
This is improved ☒ property, known as 3212 Forest Breeze Drive, 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.

Witness my/our hand(s) this 23rd day of February, 2000.

Hugh F. Coleman

Phyllis K. Coleman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh F. Coleman and wife, Phyllis K. Coleman 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 at Nashville, Tennessee this 23rd day of February, 2000.

Commission expires: May 26, 2003

Victor Hazelwood

Notary Public