File: Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Bridget M Landtroop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2000.

Elizabeth E. Tyler
Notary Public

MY COMMISSION EXPIRES: May 26, 2002
(AFFIX SEAL)

Instr:200004270041730 Page: 1 OF 2
REC'D FOR REC 04/27/2000 11:36:48AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

#597

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
Brian H. Landtroop	Jefferson Heritage Mortgage Co.	162-6-304
(NAME)	(NAME)	
116 Valley Way	P.O. Box 17	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Ballwin, MO 63022-0017	
(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, Bonita R. Rury Ahart, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian H. Landtroop and wife, Bridget M. Landtroop, 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. 76 on the Plan of Valley Green Subdivision, a plat of which is of record in Book 4460, pages 96 and 97, Register's Office for Davidson County, Tennessee, to which reference is herby made for further description of said property.

Being the same property conveyed to Bonita R. Rury by deed of record in Book 9147, Page 409, Register's Office for Davidson County, Tennessee. The said Bonita R. Rury and Bonita R. Ahart being one and the same person.

unimproved ☐
This is improved ■ property, known as 116 Valley Way, 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 17th day of April, 2000.

Bonita R. Rury Ahart

Bonita R. Rury Ahart

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 Bonita R. Ahart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Victor Hazlewood Elizabeth E. Notary Public
Triple H