B041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES: 1-27-01 (AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Gary M. Hinds (NAME)	**First Horizon Home Loan Corporation d/b/a Sunbelt** (NAME)	**150-1205**
513 Owendale Drive (ADDRESS)	**2974 LBJ Freeway Suite 200** (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	**Dallas, TX 75234** (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, **Michael D. Southards and wife Kerra Kay Southards**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary M. Hinds a married man and Dywanna R. Hinds, his wife**, 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. 314 on the Plan of Section II, Cherry Hills, of record in Plat Book 3700, Page 143, Register's Office for said County.

Said Lot No. 314 fronts 86.00 feet on the westerly margin of Owendale Drive and extends back 273.60 feet on the southerly line and 288.30 feet on the northerly line to a broken line in the rear, measuring 109.68 feet thereon.

Being the same property conveyed to Michael Southards and wife, Kerra Kay Southards by deed of record in Book 6315, Page 282 and re-recorded in Book 8720, Page 282, Register's Office for Davidson County, Tennessee.

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

Instr:200005020043732 Page: 1 OF 2
REC'D FOR REC 05/02/2000 10:27:52AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $434.75

unimproved ☐

This is improved ☒ property, known as **513 Owendale 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 **25th day of April, 2000**.

Michael D. Southards
Michael D. Southards

Kerra Kay Southards
Kerra Kay Southards

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 Michael Southards and wife, Kerra Kay Southards the bargainor(s), 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 Antioch, Tennessee, this **25th,** day of **April, 2000**

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission expires:
1-27-01

Shari A. Thompson
Notary Public