Please Record 4th

Box 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVISDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$99,900.00**

Elizabeth A. Hahnfeldt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JUNE, 2000.**

Shari A. Thompson
Notary Public

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

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

Instr:200007060067071 Page: 1 OF 2
REC'D FOR REC 07/06/2000 11:13:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $369.63

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
Elizabeth Hahnfeldt	**First Horizon Home Loan Corporation d/b/a Sunbelt**	**03-2206**
(NAME)	(NAME)	
5606 Meadowcrest Lane	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Dallas, TX 75234**	
(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, **Teresa A. Bess, Vickey Burgett and James A. Akers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH HAHNFELDT, A MARRIED WOMAN**, 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. 88 on the map of Richland Meadow Subdivision, Section II, as of record in Book 2083, Page 72, Register's Office for said County.

Said Lot No. 88 begins at a point in the easterly margin of Meadow Crest Road, the common front corner of Lots Nos. 87 and 88; thence easterly 95.8 feet to a point, the common rear corner of Lots Nos. 87, 88 and 89; thence northerly 100 feet to a point in the southerly margin of Bon Air Circle, the common front corner of Lots Nos. 88 and 89; thence along said Circle westerly 70.8 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet, to a point in the easterly margin of Meadow Crest Road; thence southerly 75 feet along said Road to the point of beginning.

Being the same property conveyed to Teresa A. Bess, Vicky Burgett and James A. Akers as the living issue, per stirpes of Troy H. Akers and Doy Jean Akers by Quitclaim deed of record in Book 10807, Page 816, Register's Office for Davidson County, Tennessee. The said Doy Jean Akers having since died and Troy H. Akers having predeceased her. See Heirship Affidavit being recorded simultaneously herewith, said Register's Office.
This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Teresa A. Bess and Vicky Burgettby James A. Akers as their Attorney-In-Fact pursuant to Power of Attorneys being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5606 Meadowcrest Lane, Nashville, TN 37209**

(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 **30th day of June, 2000**.

James A. Akers

Teresa A. Bess
by Jam a. Akers attny in fact

Vicky A. Burgett
by Jam a. Akers attny in fact

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 **James A. Akers** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 20th day of June, 2000.

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

Commission expires:
1-27-01

Notary Public

State of Tennessee
County of Davidson

On this 20th day of June, 2000 before me personally appeared James A. Akers, the person who executed the foregoing instrument on behalf of Teresa A. Bess, and acknowledged that he executed the same as the free act and deed of the said Teresa A. Bess, through Power of Attorney granted him, by the said Teresa A. Bess.

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

Commission Expires:
1-27-01

Notary Public

State of Tennessee
County of Davidson

On this 20th day of June, 2000 before me personally appeared James A. Akers, the person who executed the foregoing instrument on behalf of Vicky Burgett, and acknowledged that he executed the same as the free act and deed of the said Vicky Burgett, through Power of Attorney granted him, by the said Vicky Burgett.

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

Commission Expires:
1-27-01

Notary Public