WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$74,661.57**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~February 18, 2001.~~ 8-27-01 (AFFIX SEAL)

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

Instr:200007070067351 Page: 1 OF 2
REC'D FOR REC 07/07/2000 9:25:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $276.25

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylvia A. Stevens	Wells Fargo Mortgage Inc.	**50-11-146**
(NAME)	(NAME)	
3664 Chesapeake Drive	1 Home Campus	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Des Moines, Iowa 50328-0001**	
(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, **James C. Davis and Margie Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia A. Stevens, unmarried**, 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. 120 on the Plan of Timberwood Estates, Section Two of record in Plat Book 6250, Page 882, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James C. Davis and Margie Davis by deed of record in Book 4631, Page 415, Register's Office for County, Tennessee.

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

This instrument is executed on behalf of Margie Davis by James C. Davis as her Attorney-In-Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the Register's Office for County, Tennessee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Residential Mortgage Corporation of record in Book 10837, Page 575 said Register's Office with a present unpaid balance of approximately $70,461.57, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee. Said Note is now being serviced by Wells Fargo Home Mortgage Inc..

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ☐

This is improved ☒ property, known as **3664 Chesapeake Drive, Nashville, TN 37207**

(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 C. Davis

James C. Davis

Margie Davis by James Davis

James C. Davis Atty in Fact Margie Davis

State of Tennessee County of Davidson

On this 30th day of June, 2000 before me personally appeared James C. Davis, the person who executed the foregoing instrument on behalf of Margie Davis, and acknowledged that he executed the same as the free act and deed of the said Margie Davis, through Power of Attorney granted James C. Davis, by the said Margie Davis.

Witness my hand and official seal at Antioch, Tennessee this 30th 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

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James C. Davis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 30th day of June, 2000.

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

Commission expires:
1-27-01

Notary Public