804

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF JULY, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001

(AFFIX SEAL)

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
Dan Dodson	Owner	**165-13A-52**
(NAME)	(NAME)	
804 Trailside Circle	Rt. 1 Box 47-C	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Linden TN 37096	
(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, **Randall W. Hughes, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Dodson and wife, Lanelle Dodson**, 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. 394 on the Plan of Section 4, Peppertree Forest, PUD, as of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall W. Hughes, a single man by deed of record in Book 8997, Page 323, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Randall W. Hughes by Carolyn Adcock as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument SIMULTANEOUSLY HEREWITH, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **804 Trailside Circle, 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.

Instr:200007130069266 Page: 1 OF 2
REC'D FOR REC 07/13/2000 8:33:53AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $301.55

Witness **my/our hand(s)** this **11th day of July, 2000**.

Randall W. Hughes
by Carolyn Adcock

Randall W. Hughes

State of Tennessee County of Davidson

On this 11th day of July, 2000 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Randall W. Hughes, and acknowledged that she executed the same as the free act and deed of the said Randall W. Hughes, through Power of Attorney granted Carolyn Adcock, by the said Randall W. Hughes.

Notary Public

Commission Expires: