WARRANTY DEED



TCB-PRO-00-883

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2000

AT LARGE

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

761 Old Hickory Blvd., Suite 103, Brentwood, TN 37027

1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Adair	Laguna Capital Mortgage Corp.	107
(NAME)	(NAME)	
1900 Karen Drive	2 Mareblu	5
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Aliso Viejo, CA 92656	58
(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, Julia Ann Ware Roberts and Robert Wayne Roberts, n/k/a Julia Ann Ware Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Adair

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:

Being all of Lot No. 177 on the Plan of Bel-Air, Section Two of record in Plat Book 2900, page 29-32, and amended in Book 3163, page 249, Register's Office for Davidson County, Tennessee.

Said Lot fronts 101 feet on the northerly side of Karen Drive and runs back 84 feet on the easterly line and 117 feet on the westerly line, to a dead line in the rear on which it measures 112 feet.

BEING the same property conveyed to Julia Ann Ware, an unmarried person by deed from Raymond J. Sexton and wife, Ruth G. Sexton of record in Book 10259, page 822, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1900 Karen Drive, Nashville, Tennessee 37217
(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 our hand s this 29 day of June

Julia Ann Ware Roberts
Julia Ann Ware Roberts

Robert Wayne Roberts
Robert Wayne Roberts

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Ann Ware Roberts and Robert Wayne Roberts, n/k/a Julia Ann Ware Roberts

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 Brentwood, Tennessee, this 28th day of June, 2000.

Commission expires 9-28-2002

Notary Public

CINDY REDFORD JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 761 Old Hickory Blvd., Suite 103
Brentwood, Tennessee 37027