Bat 1

WARRANTY DEED

Instr:200007270074125 Page: 1 OF 2
REC'D FOR REC 07/27/2000 10:15:41AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $232.73

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,900.00

Joan M. Ashworth
Affiant

NOTARY PUBLIC AT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

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
James R. Ashworth	**CitiMortgage, Inc.**	**165-99**
(NAME)	(NAME)	
3869 Pin Hook Road	**404 BNA Drive, Suite 300**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37217**	
(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, **Frederick Cloud Jr., unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Ashworth and Joan M. Ashworth Husband and 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 the 2nd Civil Dist5rict of Davidson County, Tennessee, described according to a copy of a survey by George W. Watkins dated October 17, 1970, as follows:

Beginning at a stake in the southerly margin of Pinhook Road, the same being the northeasterly corner of the property conveyed to Foster D. Williams by deed of record in Book 4022, Page 978 , in the Register's Office for Davidson County, Tennessee; thence South 87 degrees 30 minutes East along the southerly margin of Pinhook Road 279 feet to an iron pin; thence South 5 degrees 37 minutes East 328.1 feet to an iron pin; thence North 87 degrees 30 minutes West 315 feet to an iron pin; thence North 1 degree East 325 feet to the beginning and containing 2.216 acres, more or less.

Being the same property conveyed to Frederick Cloud Jr., unmarried by deed of record in Book 6201, Page 923, 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 **3869 Pin Hook Road, 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 24th day of July, 2000.

Frederick Cloud Jr.

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 Frederick A. Cloud Jr. 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 24 day of July, 2000.

Commission expires: 2-18-01

Notary Public

KIMBERLY H. PARKER NOTARY PUBLIC AT LARGE