WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00

Stacy Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Instr:20000801007614O Page: 1 OF 3
REC'D FOR REC 08/01/2000 4:03:13PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $345.95

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Martin	Home Financial Group, LLC	Map 162
(NAME) 412 Leisure Lane	(NAME) Three Maryland Farms	Group 16-0-C
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	Parcel 17
(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, Shawn E. Egger and wife, Christine D. Egger, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STACY MARTIN, 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. 17 on the Plan of Second Revision of Section 2, Phase I, Leisure Heights, of record in Plat Book 6900, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

There is further hereby conveyed to the Grantee, its successors and assigns, a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lot as said right of ingress and egress to said lot is shown on the aforesaid Plat.

There further hereby conveyed, as appurtenances to the aforesaid lot, the designated parking spaces for said lot as

Continued on next page.

Being the same property conveyed to Shawn E. Egger and wife, Christine D. Egger by deed from Caliber Development Group, L.P. of record in Record Book 9643, page 117, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 412 Leisure Lane, 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 28th day of July, 2000.

Shawn E Egger by Christine D Egger, Attorney in Fact
Shawn E. Egger

Christine D. Egger
Christine D. Egger

Continuation of Legal

set forth on the aforesaid Plat to which reference is here made for a more complete description.

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

STATE OF Tennessee
COUNTY OF Williamson

On this the 28th day of July, 2000, before me personally appeared Christine D. Egger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shawn E. Egger, and who acknowledged that she executed the same as the free act and deed of the said Shawn E. Egger by virtue of that Power of Attorney, duly executed by the said Shawn E. Egger which instrument is being recorded simultaneously herewith.

Witness my hand and official seal at office , this 28th day of July, 2000.

My Commission Expires:

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires January 28, 2002

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christine D. Egger the bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July 2000.
My Commission Expires:_____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires January 28, 2002

File Number200007047
RETURN TO:
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216 Centerview Drive
Suite 139
Brentwood, TN 37027