Box 13

WARRANTY DEED

Instr:200008090079022 Page: 1 OF 2
REC'D FOR REC 08/09/2000 12:35:51PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $421.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

X Ryan Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Wilson	Mortgage Resources, Inc.	149-6-144
(NAME)	(NAME)	
2812 Johnson Pass Drive	404 BNA Dr. Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, William J. Vincent and wife Deanna L. Vincent, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan J. Wilson and wife Taryn Y. Wilson, 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. 61 on the Plan of Oakwood Subdivision Section One Phase Six of record in Plat Book 7900, Page 419 and as corrected in Book 8705, Page 870, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William J. Vincent and wife Deanna L. Vincent, by deed of record in Book 9182, Page 581, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Deanna L. Vincent by William J. Vincent as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. Recorded Simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2812 Johnson Pass Drive, 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 27th day of July, 2000.

William J. Vincent

Deanna L. Vincent by Att'y-In-fact

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 William J. Vincent 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 purpose therein contained.

On this the 27 day of July, 2000, before me personally appeared William J. Vincent, the person who executed the foregoing instrument on behalf of Deanna L. Vincent and who acknowledged that he executed the same as the free act and deed of the said Deanna L. Vincent, through Power of Attorney granted him by the said Deanna L. Vincent.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2000.

Commission expires: May 26, 2002

~~Elizabeth E. Triplett~~ Victor Hazelwood Notary Public