BOOK 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/00 09:55 2pgs
Fees:11.00 Taxes:579.05

20001027-0106491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 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
Leonard L Cole	Bank of America	150-12A-72
(NAME)	(NAME)	
1400 Rugosa Court	6200 Gateway	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Cypress, CA 90630-6013	
(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, Eric B. Walker and wife Julie D. Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard L Cole unmarried, 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. 680 on the Plan of Somerset Phase III of record in Plat Book 6900, Page 858, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Walker and wife Julie D. Walker, by deed of record in Book 9748, Page 180, 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 Julie D. Walker by Eric B. Walker as her Attorney In Fact pursuant to recorded Power of Attorney of record ~~in Instrument No.~~ simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 1400 Rugosa Court, 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 29th day of September, 2000.

Eric B. Walker

Julie D. Walker Atty-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 Eric B. Walker 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 29th day of September, 2000, before me personally appeared Eric B. Walker, the person who executed the foregoing instrument on behalf of Julie D. Walker and who acknowledged that he executed the same as the free act and deed of the said Julie D. Walker, through Power of Attorney granted him by the said Julie D. Walker

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

5/26/02