Davidson County DEEDWARR
Recvd: 11/29/00 15:37 2pgs
Fees:11.00 Taxes:271.95

20001129-0117219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Robert Hartley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2000.

Notary Public

MY COMMISSION EXPIRES: 1-25-03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amelia Dianne Gatlin	Countrywide Home Loans, Inc.	163-11A31co
(NAME) 404 Oak Forge Drive	(NAME) 4500 Park Granada	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Calabases, CA 91302-1613	
(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,

TONYA F. WALKER GIVENS, BEING ONE AND THE SAME PERSON AS TONYA F. WALKER, AND HUSBAND, JAMES R. GIVENS

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

AMELIA DIANNE GATLIN ,

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. 31 on the Plan of Third Revision, Bell Forge Village Section Two of record in Plat Book 6900, page 250, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tonya F. Walker, unmarried, by deed from Michael Andrew Holland and wife, Katherine Annette Holland, of record in Book 9716, page 61, Register's Office for Davidson County, Tennessee. Tonya F. Walker now known as Tonya F. Walker Givens.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

James R. Givens, spouse of Tonya F. Walker Givens, joins in this execution to relinquish any marital rights which he might have by virture of his marriage to Tonya F. Walker Givens.

unimproved ☐

This is improved ☒ property, known as 404 Oak Forge 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 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 November, 2000.

Tonya F. Walker Givens

James R. Givens

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 Tonya F. Walker Givens and James R. Givens, the bargainors, 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 27th day of November, 2000

Commission expires: 6/12/2002

Notary Public

