File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 14:31 2pgs
Fees:11.00 Taxes:388.50
20001130-0117669

#1193

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Chris Capitani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-26-2002
(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Capitani	Countrywide Home Loans, Inc.	130-7-66
(NAME)	(NAME)	
3824 Lake Aire Court	P.O. Box 10212	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Van Nuys, CA 91410-0212	
(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, Beatrice H. Gerth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Capitani, 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. 85 on the Plan of Priest Lake Park, Section II, of record in Book 4175, Page 56, 57 and 58, Register's Office for said County.

Being the same property conveyed to George F. Gerth and wife Beatrice H. Gerth, by deed of record in Book 5327, Page 213, Register's Office for Davidson County, Tennessee. The said George F. Gerth having since died.

This instrument is executed on behalf of Beatrice Huber Gerth AKA Beatrice H. Gerth by Ann G. Fitzpatrick as her Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith, in the 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 3824 Lake Aire Court, Nashville, TN 37217
(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 22nd day of November, 2000.

x Beatrice H. Gerth by:
Beatrice H. Gerth by Ann G. Fitzpatrick, Attorney-in-fact

~~Ann G. Fitzpatrick~~ (Known to me)
attorney-in-fact

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Nassau

On this the 22nd day of November, 2000, before me personally appeared Ann G. Fitzpatrick, the person who executed the foregoing instrument on behalf of Beatrice H. Gerth and who acknowledged that she executed the same as the free act and deed of the said Beatrice H. Gerth, through Power of Attorney granted her by the said Beatrice H. Gerth.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2000.

Commission expires:
11-6-2001

x Reba G Quirk
Notary Public

REBA G. QUIRK
MY COMMISSION # CC 694864
EXPIRES: November 6, 2001
1-800-3-NOTARY Fla. Notary Service & Bonding Co.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED