B041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Barbara Smiley
Affiant

NOTARY PUBLIC RECORD COUNTY, TENNESSEE

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

Notary Public

MY COMMISSION EXPIRES: February 18, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Smiley	**America's Wholesale Lender**	**150-7-366**
(NAME)	(NAME)	
3285 Towne Village Road	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Pasadena, CA 91109**	
(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, C. WAYNE MUSSELWHITE, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA SMILEY, UNMARRIED AND REGINALD WEAKLEY, 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. 331 on the Plan of Towne Village of the Country, Section 4-A, of record in Plat Book 6250, Page 20 and 21, said Register's Office.

Said Lot No. 331 fronts a total of 60.33 feet on the easterly side of Towne Village Road and fronts 77.41 feet on the southerly side of Season Drive, said frontage being joined by a curve which measures 35.50 feet and runs back 100.00 feet on the southerly line and 103.25 feet on the easterly line to a point of intersection.

Being the same property conveyed to Grantors by deed being recorded simultaneously herewith.

Being the same property conveyed to C. Wayne Musselwhite September 18, 1986 by deed of record in Book 6982, Page 765, said Register's Office.

Being the same property conveyed to C. Wayne Musselwhite, unmarried by deed of record in Book 6982, Page 765, Register's Office for Davidson County, Tennessee. See also Book 6679, Page 931, said Register's Office, for further reference.

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

unimproved ☐

This is improved ☒ property, known as **3285 Towne Village Road, 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.

Davidson County DEEDWARR
Recvd: 12/06/00 10:15 2pgs
Fees:11.00 Taxes:406.83

20001206-0119939

Witness **my/our hand(s)** this **27th day of November, 2000**.

C. Wayne Musselwhite

C. Wayne Musselwhite

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 C. Wayne Musselwhite the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 2-18-01

Notary Public

