WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/00 11:13 2pgs
Fees:11.00 Taxes:149.85

20001219-0124331

NOTARY PUBLIC AT

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,500.00**

Susan D Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH **DAY OF DECEMBER, 2000.**

Angela M. Pahr
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan D. Baird	**First Horizon Home Loan Corporation d/b/a Sunbelt**	**86-10-84**
(NAME)	(NAME)	
3578 Albee Drive	**2974 LBJ Freeway Suite 200**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Dallas, TX 75234**	
(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, **E. David Jarrett and wife Sarah W. Jarrett**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan D. Baird, 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. 27-B, Zone Lot Division, on the Plan of Chaplewood, Section II, of record in Plat Book 5200, Page 715, Amending Plat Book 5200, Page 83, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to E. David Jarrett and wife Sarah W. Jarrett by deed of record in Book 9574, Page 661, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sarah W. Jarrett by E. David Jarrett as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument ✱_____, in the Register's Office for Davidson County, Tennessee. ✱ recorded simultaneously herewith.

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

unimproved ☐

This is improved ☒ property, known as **3578 Albee Drive, Hermitage, TN 37076**

(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 **15th day of December, 2000**.

E. David Jarrett

Sarah W. Jarrett
by E. David Jarrett
her attorney 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 E. David Jarrett 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 Nashville, Tennessee, this 15th day of December, 2000.

Notary Public

Commission expires:

State of Tennessee
County of Davidson

On this 15th day of December, 2000 before me personally appeared E. David Jarrett, the person who executed the foregoing instrument on behalf of Sarah W. Jarrett, and acknowledged that he executed the same as the free act and deed of the said Sarah W. Jarrett, through Power of Attorney granted E. David Jarrett, by the said Sarah W. Jarrett.

Notary Public

Commission Expires: