# WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00**

Elizabeth A. Taketani
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF DECEMBER, 2000**.

Notary Public

MY COMMISSION EXPIRES:. 1-27-01
(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| **Elizabeth A. Taketani** | **CTX Mortgage Company** | **150-3-49** |
| (NAME) | (NAME) | |
| **3320 Timber Trail** | **P.O. Box 199000** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Dallas, TX 75219-9000** | |
| (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 VanDusseldorp and wife Ramona VanDusseldorp**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth A. Taketani and Masashige Taketani, husband and wife**, 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. 46 on the Plan of The Country Section Two of record in Plat Book 5050, Page 40, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Eric VanDusseldorp and wife, Ramona VanDusseldorp by deed of record in Book 10708, Page 635, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Eric Vandusseldorp and Ramona VanDusseldorp by Carolyn Adcock as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20001227-0125999, 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 **3320 Timber Trail, 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: 12/27/00 09:41 2pgs
Fees:11.00 Taxes:381.10
20001227-0126000

Witness **my/our hand(s)** this **20th day of December, 2000**.

Eric VanDusseldorp
by Carolyn Adcock
Ally in fact

Eric VanDusseldorp

Ramona VanDusseldorp
by Carolyn Adcock
Ally in fact

Ramona VanDusseldorp

State of Tennessee County of Davidson

On this 20th day of December, 2000 before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Eric VanDusseldorp and Ramona VanDusseldorp, and acknowledged that she executed the same as the free act and deed of the said Eric VanDusseldorp and Ramona VanDusseldorp, through Power of Attorney granted Carolyn Adcock, by the said Eric VanDusseldorp and Ramona. VanDusseldorp.

Notary Public

NOTARY PUBLIC OF DAVIDSON

Commission Expires:
1-27-01