WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/01 16:03 2pgs
Fees:11.00 Taxes:399.23

20010302-0020085

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2001.

My Commission Expires JAN. 31, 2004

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest & Sandrah Mashingaidze	CTX Mortgage Company	Map 150-9
(NAME)	(NAME)	
3248 Luann Drive	P. O. Box 199077	Parcel 150.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75219-9077	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Deborah S. Thibault a/k/a Deborah T. Tuck and husband Robert Tuck, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest Mashingaidze and wife, Sandrah Mashingaidze, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 31A and 31B on the Plan of Zone Lot Division of Lot 31 Cherry Hills, Section 12, as shown of record in Plat Book 6250, Page 174, as amended in Book 6900, Page 619, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

For source of title reference is hereby made to Book 10396, Page 514, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 6436, Page 642, Book 6502, Page 152, and Book 6900, Page 619, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 6900, Page 619, as amended in Book 6250, Page 174 and 175, Register's Office of Davidson County, Tennessee.

Subject to right of way easement to Columbia Gulf Transmission Company as shown of record in Book 4550, Page 876, Register's Office of Davidson County, Tennessee.

Also conveyed herein is all of Grantor's right, title and interest in Deed of Easement recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 3248 Luann 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 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 27th day of February, 2001.

Deborah S. Thibault Tuck
Deborah S. Thibault Tuck

Robert Tuck
Robert Tuck

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Deborah S. Thibault Tuck and husband Robert Tuck, the within named bargainor(s), 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 Mt. Juliet, Tennessee this 27th day of February, 2001.

Commission expires: 5-11-02

Delaina D. Davis

Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE