File: Box 13

Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/01 11:18 2pgs
Fees:11.00 Taxes:488.03

20010516-0050671

#1544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Steven Madsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2001.

Elizabeth E. Pruitt
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

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
Stephen B. Takacs	Primary Residential Mortgage Corp.	150-9B-7
(NAME)	(NAME)	
717 Kaeden Pointe Court	325 Plus Park Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(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, Jeffrey Alan Easterling and wife, Valerie Lemes Easterling, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen B. Takacs and Steven Madsen, 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: * both unmarried

LAND in Davidson County, Tennessee, being Lot Number 7, on the Plan of First Revision, Forest Pointe, Single Family, Phase I, of record in Book 9700, page 92, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey Alan Easterling and wife, Valerie Lemes Easterling by deed of record in Book 10773, page 840, said Register's Office.

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

This instrument is being executed on behalf of Jeffrey Alan Easterling and Valerie Lemes*

unimproved ☐
This is improved ☒ property, known as 717 Kaeden Pointe Court, 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.

*Easterling by Carolyn Adcock as their Attorney in Fact pursuant to recorded Power of Attorney of record in Instrument No. 20010516-0050670, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 17th day of April, 2001.

Jeffrey Alan Easterling by Carolyn Adcock

Jeffrey Alan Easterling

Valerie Lemes Easterling by Carolyn Adcock

Valerie Lemes Easterling

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 Jeffrey Alan Easterling and Valerie Lemes Easterlingwith 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2001.

Commission expires: May 26, 2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2001, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Jeffrey Alan Easterling and Valerie Lemes Easterling and acknowledged that she executed the same as the free act and deed of the said Jeffrey Alan Easterling and Valerie Lemes Easterling, through Power of Attorney granted her by the said Jeffrey Alan Easterling and Valerie Lemes Easterling.

Commission expires: 5/26/02

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.