WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/01 11:31 2pgs
Fees:13.00 Taxes:523.55

20010809-0085830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Elizabeth Herrera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2001.

Elizabeth A. Pipkin
Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

File : Box 13
#2124

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
Elizabeth Herrera	Pulte Mortgage Corporation	137-13A-52
(NAME)	(NAME)	
3337 Milbridge Drive	P.O. Box 3048	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Englewood, CO 80155	
(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, Angela Landers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Herrera, married, 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. 52, on the Plan of Peninsula Point, Section One, of record in Plat Book 9700, page 98, said Register's Office, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Angela Landers, by deed of record in Book 11227, Page 140, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Angela Landers by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20010809-0085829 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 3337 Milbridge 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 26th day of July, 2001.

Angela Landers by Carolyn Adcock Atty in fact

Angela Landers

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 Angela Landers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2001.

Commission expires: 5/26/02

Elizabeth E. Triplett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of July, 2001, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Angela Landers and who acknowledged that she executed the same as the free act and deed of the said Angela Landers, through Power of Attorney granted her by the said Angela Landers.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2001.

Commission expires: May 26, 2002

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

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public