WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/01 09:18 2pgs
Fees:14.00 Taxes:358.90

20010820-0089387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2001.

Notary Public

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

JENNIFER R. PETERS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES JAN. 29, 2005

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 NUMBER
Thomas Vista	ABN AMRO Mortgage Group Inc.	119-10-55
(NAME)	(NAME)	
2707 Druid Drive	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Irvine, CA 92619-7068	
(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, Remegilda C. Plotzer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Vista, 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. 3, on the Plan of A.S. Johnson Subdivision, of record in Book 1835, page 106, said Register's Office.

SAID Lot No. 3 fronts 73.2 feet on the northerly margin of Druid Drive and extends back 200.0 feet on the easterly line and 195.0 feet on the westerly line to a dead line in the rear, measuring 92.0 thereon.

Being the same property conveyed to Remegilda C. Plotzer, unmarried by deed in Book 10201, page 77, said Register's Office. Remegilda C. Plotzer having since married and is one and the same as Remegilda C. Hill and Hilda Hill.

~~Donald~~ Darrell E. Hill joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐
This is improved ☒ property, known as 2707 Druid Drive, Nashville, TN 37210
(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 16th day of August, 2001.

Remegilda C. Plotzer [redacted]

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 Remegilda C. Plotzer [redacted] 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2001.

Commission expires: May 26, 2002

[redacted] and Darrell E Hill

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.