WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/01 14:09 2pgs
Fees:13.00 Taxes:401.45

20010914-0100295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2000.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 06/30/03

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Idehen	Same	148-15-32
(NAME)	(NAME)	
4840 Cimarron Way		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Willis Todd Walker and wife Janet S. Walker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Idehen and wife Paula L. Idehen, 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. 117 on the Plan of Apache Hills Section III of record in Plat Book 4175, Page 9, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 117 fronts 70 feet on the southerly side of Cimarron Way and runs back between lines 140.0 feet on the east line and 160.6 feet on the west line to a dead line in the rear on which it measures 85.7 feet.

Being the same property conveyed to Willis Todd Walker and wife Janet S. Walker, by deed of record in Book 10847, Page 226, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Willis Todd Walker and wife Janet S. Walker by Troy Charlton as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. recorded simultaneously herewith

unimproved ☐
This is improved ☒ property, known as 4840 Cimarron Way, 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 10th day of May, 2000.

Willis Todd Walker by [signature] attorney in fact
Willis Todd Walker

Janet S. Walker by [signature] attorney in fact
Janet S. Walker

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10th day of May, 2000, before me personally appeared Troy Charlton, the person who executed the foregoing instrument on behalf of Willis Todd Walker and wife Janet S. Walker and who acknowledged that he executed the same as

the free act and deed of the said Willis Todd Walker and wife Janet S. Walker, through Power of Attorney granted him by the said Willis Todd Walker and wife Janet S. Walker

Witness my hand and official seal at Nashville, Tennessee this 10th day of May, 2000.

Commission expires: May 26, 2002

Elizabeth E Triplett

Elizabeth E. Triplett Notary Public