Davidson County DEEDWARR
Recvd: 11/09/01 14:04 2pgs
Fees:13.00 Taxes:536.50

20011109-0123444

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE NOVEMBER 2, 2001.

Notary Public

MY COMMISSION EXPIRES: 7/12/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell M. Maggard	AmSouth Bank	Map 85-12A, Parcel 18.00CO
3256 River Walk Drive	2050 Parkway Office Circle	3DZ 86644
Nashville, Tennessee 37214	Birmingham, Alabama 35244	
(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, **NANCY R. LANHAM, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL M. MAGGARD AND WIFE, BONNIE J. MAGGARD** , 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:

Being Lot 20 on the plan of Rivers Edge, Section Two, Jackson Downs, Phase Two, as of record in Plat Book 9700, Page 414, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nancy R. Lanham, unmarried by deed from Fox Ridge Homes, Inc. of record in Book 11588, Page 677, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 9280, Page 334 and Book 11098, Page 1; By-Laws of record in Book 9280, Page 356 and Book 11098, Page 21, said Register's Office.
This conveyance is subject to Declaration of Drainage Easement of record in Book 9857, Page 77, said Register's Office.
This conveyance is subject to notes on the plat of record in Plat Book 9700, Page 414, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.
This is the same description as in previous deed of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 3256 River Walk Drive, Nashville, TN 37214

(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 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 November 2, 2001.

Nancy R. Lanham

Nancy R. Lanham

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Nancy R. Lanham, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this November 2, 2001

Commission expires:

Notary Public