File Box B

WARRANTY DEED

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

#2813

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 25TH DAY OF JANUARY, 2002.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Advntage 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
Gregory Kirby	America's Wholesale Lender	75-7-158
(NAME)	(NAME)	
737 Dutchman's Court	750 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/29/02 13:36 2pgs
Fees:13.00 Taxes:401.45

20020129-0012339

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, Forest Osgood Heath and wife, Gale B. Heath, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Kirby, 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:

Unrecorded

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Highlands of Tulip Grove Section 3 of record in Plat Book 4675, Page 140, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 183 fronts 42.0' on the westerly turnaround of Dutchman's Court and extends back between lines measuring 147.47' on the northerly margin and 147.94' on the southeasterly margin to a broken line in the rear which measuring 186.28', thereon.

Being the same property conveyed to Forest Osgood Heath and Gale B. Anderson, by deed of record in Book 8157, Page 980, Register's Office for Davidson County, Tennessee. The said Gale B. Anderson and Gale B. Heath being one and the same.

This instrument is executed on behalf of Forest Osgood Heath by Gale B. Heath as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. _____, 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 737 Dutchman's Court, Hermitage, TN 37076
(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 25th day of January, 2002.

Forest Osgood Heath

Gale B. Heath

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 Gale B. Heath 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 25th day of January, 2002.

Notary Public

Commission expire 5/26/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 25th day of January, 2002, before me personally appeared Gale B. Heath, the person who executed the foregoing instrument on behalf of Forest Osgood Heath and who acknowledged that she executed the same as the free act and deed of the said Forest Osgood Heath, through Power of Attorney granted her by the said Forest Osgood Heath

Witness my hand and official seal at Nashville, Tennessee this 25th day of January, 2002.

Commission expires: May 26, 2002

Notary Public