Davidson County DEEDWARR
Recvd: 02/11/02 15:13 3pgs
Fees:18.00 Taxes:332.56

20020211-0018050

WARRANTY DEED

N-SAMPLES-02-0604

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,880.00

M. Montague
Affiant

Subscribed and sworn to before me, this 31st DAY OF January, 2002.

Notary Public

My Commission Expires SEP. 25, 2004
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Z. Meitus	Georgia Bank & Trust Co. of	
604 Basswood Avenue	(NAME) 1321 Murfreesboro Road #701	90-12-A-5 CO.
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES P. SCHRAUGER AND WIFE TINA M. SCHRAUGER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REBECCA Z. MEITUS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Unit No. 5 and private elements of Unit No. 5 on the Plan of Lot nO. 1 Harbor Village Estates, a Horizontal Property Regime, of Record in Plat book 8250 page 36, amended in Book 8250, page 37, said Register's Office, to which plan refereence is hereby made for a more particular described of said property.
Being the same property conveyed to James P. Schrauger and wife Tina M. Schranger by deed dated 6/29/2000 and filed 7/6/2000 in Instrument #200007060066797, Register's office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 604 Basswood Avenue, Nashville, Tennessee 37209
(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 31st day of January, 2002.

James P. Schrauger

Tina M. Schrauger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named James P. Schrauger ~~and wife Tina M. Schrauger~~, 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 Nashville, Tennessee, this 31st day of January, 2002.

My Commission Expires:

Shauna Daniels
Notary Public

My Commission Expires SEP. 25, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 31st day of January, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

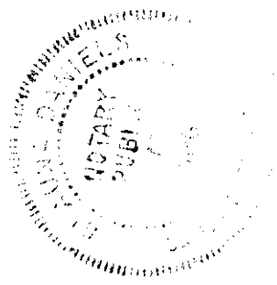
☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 2002, before me personally appeared James P. Schrauger to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tina M. Schrauger and who acknowledged that he executed the same as the free act and deed of the said Tina M. Schrauger by virtue of that Power of Attorney, duly executed by the said Tina M. Schrauger on January 31, 2002 and recorded concurrently herewith in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2002.

Shauna Daniels
NOTARY PUBLIC



My Commission Expires SEP. 25, 2004
My Commission Expires: _____