WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Elethia Woolfolk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 7-22-02

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/12/02 15:29 2pgs
Fees:13.00 Taxes:251.60

20020212-0018724

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elethia Woolfolk	Amerivest Mortgage Corporation	149-02-0-C-8
(NAME)	(NAME)	
108 Elizabeth Court	51 Century Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville, TN 37214	
(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, I, Anita Hawkins, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elethia Woolfolk, a single person and Joe C. Woolfolk, a single person, 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 No. 8 on the plan of Sterling Wood, as shown by plat of record in Plat Book 6250, page 648, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anita Hawkins, a single person by deed appearing of record in Book 9720 page 343, Register's Office for Davidson County, Tennessee.

County Taxes for the year 2002, a lien, but not yet due and payable. Map 149-02-0-C-8.

Restrictive Covenants of record in Deed Book 6668, Page 81, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Sewer Easement as shown of record in Deed Book 6251, Page 616, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Page 648, Register's Office of said County.

By Laws of Record in Book 6668, Page 91 Registers Office for Said County.

unimproved ☐

This is improved ☒ property, known as 108 Elizabeth Court, 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 ~~14th~~ 16th day of January, 2002.

Anita Hawkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, Notary Public in and for said County and State, personally appeared Anita Hawkins, with whom I am personally acquainted and who, under oath, acknowledges that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the ~~14th~~ 16th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 7-20-03

File Number: 12112055

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027