WARRANTY DEED

Box 13

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#2892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

R. Randall Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2002.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(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
Randall D. Weaver	Chase Manhattan Mortgage Corporation	119-3-128
(NAME)	(NAME)	
350 Flushing Drive	343 Thornall St.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Edison, NJ 08837	
(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, Samuel R. Poland, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall D. Weaver unmarried, 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 described as Lot No. 90 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office, Davidson County, Tennessee. Said Lot No. 90 is described as follows:

Beginning on the southwesterly margin of Flushing Drive at the corner of Lot No. 89 and 90; thence with the line between said lots southeastwardly 142 feet to the Northwesterly line of Lot 91; thence with the line between Lot No. 90 and 91, northeastwardly 141 feet to the southwesterly margin of Browning Road; thence with said road northwestwardly 30 feet to a direction 83.3 feet to another concrete monument to the beginning of a curve; thence around said curve with a radius of 25 feet in a northwesterly direction 39.3 feet to a concrete monument in the southeasterly margin of Flushing Drive; thence with said Drive southwestwardly 115 feet to the point of beginning.

Being the same property conveyed to Samuel R. Poland, unmarried, by deed of record in Instrument No. 200008020076327, 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 350 Flushing Drive, Nashville, TN 37211
(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.

Davidson County DEEDWARR
Recvd: 02/13/02 13:45 2pgs
Fees:13.00 Taxes:421.80
20020213-0019219

Witness my/our hand(s) this 31st day of January, 2002.

Samuel R. Poland

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 Samuel R. Poland with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

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

Commission expires: May 26, 2002

Notary Public

