Davidson County DEEDWARR
Recvd: 03/11/02 11:34 2pgs
Fees:13.00 Taxes:283.05

20020311-0030066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

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

$76,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES July 24, 2005

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
USA Title & Escrow, Inc., 504 Autumn Springs Court, Suite 7, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan M.Stephens	Same	150-07-0-524.00
(Name) 3392 Oak Trees Court (Address)	(Name) (Address)	
Antioch, TN 37013 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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 (I):

Marsha A. Gilmore, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Nathan M. Stephens, 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 Lot No. 62-B of the Zone Lot Division of Lots Nos. 62, 63, 65, and 66 of Lakeshore Woods, Section III, of record in Plat Book 6250, Page 730, amending Plat Book 5200, page 621, said Register's Office.

Being the same property conveyed to Marsha A. Gilmore, unmarried by deed from Melissa V. Knight, unmarried, dated September 5, 1997, and recorded September 8, 1997, of record in Book 10599, Page 503, Register's Office for Davidson County, Tennessee.

This is unimproved ☐ Improved ☒ property known as 3392 Oak Trees Court, Antioch, TN 37013

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. Whereever 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 28 day of February, 2002.

Marsha A. Gilmore
MARSHA A. GILMORE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public and and for said County and State, the within named Marsha A. Gilmore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 28 day of February, 2002.

Notary Public

My Commission Expires: July 24, 2005