47

WARRANTY DEED

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,700.00**

Barney Q. Bender
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF MARCH, 2002.**

Notary Public

MY COMMISSION EXPIRES: ~~January 23, 2006.~~
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE Davidson Co. TN My Commission Expires October 15, 2005 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barney Q. Bender	**Union Planters Bank, National Association**	**150-02-0-256.00**
(NAME)	(NAME)	
2956 Nautilus Drive	**7130 Goodlett Farms Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Cordova, TN 38018**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/20/02 14:27 2pgs
Fees:13.00 Taxes:453.99

20020320-0034546

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, **The Estate of Madalyn Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barney Q. Bender, 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. 134 on the Plan of Harbor Gate, Section Two of record in Plat Book 6250, Page 33, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Madalyn Baker, unmarried by deed of record in Book 9905, Page 646, Register's Office for Davidson County, Tennessee. The said Madalyn Baker having since died. Property being conveyed by Charles Edward Madden, Jr., Executor* of record in Docket Number 01P407, 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 **2956 Nautilus Drive, Nashville, TN 37217**

(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.

*Pursuant to the Order Approving Contract For Sale In The Seventh Circuit Court For Davidson County, Tennessee At Nashville (Probate Division), Docket Number 01P-407 of record by Instrument Number 20020320-0034545 ,

Witness **our hands** this **15th day of March, 2002**.

The Estate of Madalyn Baker

By: Charles E Maden Jr Executor

Attest:

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Edward Maden, Jr., with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the Executor of The Estate of Madalyn Baker Estate, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2002.

Commission Expires: 1/25/06

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
My Commission Expires