# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 10:42 2pgs
Fees:13.00 Taxes:482.85

20020409-0043328

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires January 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Martha J. Middleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-25-06
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martha J. Middleton | New Owner | 64-9-169 |
| (NAME) | (NAME) | |
| 404 Brannon Hill Court | | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | | |
| (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, James L. Wallace and Teresa Wallace, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha J. Middleton, 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 9 on the Plan of Southfork Subdivision, Section One, as of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James L. Wallace, unmarried, by Deed from Gregory C. Griffin and wife, Rachel C. Griffin of record in Book 9871, Page 63, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 404 Brannon Hill Court, Old Hickory, TN 37138
(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 29th day of March, 2002.

James L. Wallace

Teresa Wallace by James L. Wallace As Atty in Fact
Teresa Wallace
By James L. Wallace
As Attorney-In-Fact

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 James L. Wallace 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2002.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires November 27, 2004

Deborah K. Devine Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James L. Wallace, the person who executed the foregoing instrument on behalf of Teresa Wallace and acknowledged that he executed the same as the free act and deed of the said Teresa Wallace, through Power of Attorney granted James L. Wallace by the said Teresa Wallace.

Witness my hand and official seal at Nashville, Tennessee this 29th day of March, 2002.

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires November 27, 2004

Deborah K. Devine Notary Public