# WARRANTY DEED

VICTOR HAZELWOOD NOTARY PUBLIC BY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File # 2451

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Box: 13 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 |
|---|---|---|
| Stephen E. Trauernicht | Volunteer Trust Mortgage Corporation | 150-7-352 |
| (NAME) | (NAME) | |
| 3004 Country Meadow Road | 301 South Perimeter Park Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Nashville, TN 37211 | |
| (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, William Dickey Roy and wife, Shirley Roy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen E. Trauernicht 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. 227 on the Plan of the Country, Section 6A of record in Plat Book 5200, Page 667, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point said point being the southwesterly corner of Lot 227 and further being the common corner of Lots 227 and 226; thence northerly 75.49 feet to a point in the southerly margin of Country Meadow Road; thence southerly with said margin 36.99 feet along a curve to a point; southeasterly 151.93 feet along the common borders of lots 227 and 228 to a point; thence southwesterly 81.75 feet to a point; thence northwesterly 182 feet along the common borders of Lots 227, 226, and 225 to the point of beginning.

Being the same property conveyed to William Dickey Roy and wife, Shirley Roy, by deed of record in Book 8029, Page 793, 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 3004 Country Meadow Road, 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.

Davidson County DEEDWARR
Recvd: 04/15/02 09:03 2pgs
Fees:13.00 Taxes:432.90
20020415-0045951

Witness my/our hand(s) this 22nd day of February, 2002.

William Dickey Roy

Shirley Roy

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 William Dickey Roy and Shirley Roy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of February, 2002.

Commission expires: May 26, 2002

Notary Public

