WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/02 14:02 2pgs
Fees:13.00 Taxes:464.35

20020423-0050060

KIMBERLY R. PARKER
Notary Public at Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2002.

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
Cheryl Boyd	Washington Mutual Bank FA	136-14-104
(NAME)	(NAME)	
105 Downwind Court	4301 Hillsboro Pike, Suite 328	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37215	
(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, Bonnie G. Deal, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl Boyd married, 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. 26 on the Plan of Harbour Town Village, Section 2, of record in Plat Book 4675, Pages 146 & 147, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie G. Deal, unmarried, by deed of record in Book 6801, Page138, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Bonnie G. Deal by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

* 20020423 0050059

unimproved ☐
This is improved ☒ property, known as 105 Downwind Court, 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.

Witness my/our hand(s) this 12th day of April, 2002.

Bonnie G. Deal
by Carolyn Adcock
Atty in fact

Bonnie G. Deal

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 12th day of April, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Bonnie G. Deal and who acknowledged that she executed the same as the free act and deed of the said Bonnie G. Deal, through Power of Attorney granted her by the said Bonnie G. Deal.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2002.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

