27A
1662

WARRANTY DEED

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 3 27 04
(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
Javier F. Perez	ABN AMRO Mortgage Group Inc	~~165-97~~
(NAME)	(NAME)	
3869 Pin Hook Road	P.O. Box 57068	$165-000-099.00
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Irvine, CA 92619-7068	
(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 R. Ashworth and wife, Joan M. Ashworth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Javier F. Perez, 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 2nd Civil District of Davidson County, Tennessee, described according to a copy of a survey by George W. Watkins dated October 17, 1970, also known as Lot 1 of Roger D. Thompson subdivision of record in Plat Book 4885, Page 159.

Beginning at a stake in the southerly margin of Pinhook Road, the same being the northeasterly corner of the property conveyed to Foster D. Williams by deed of record in Book 4022, Page 978, in the Register's Office for Davidson County, Tennessee; thence South 87 degrees 30 minutes East along the southerly margin of Pinhook Road 279 feet to an iron pin; thence South 5 degrees 37 minutes east 328.1 feet to an iron pin; thence North 87 degrees 30 minutes West 315 feet to an iron pin; thence North 1 degree east 325 feet to the beginning and containing 2.216 acres, more or less.

Being the same property conveyed to James R. Ashworth and Joan M. Ashworth Husband and wife, by deed of record in Instrument No. 200007270074125, 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 3869 Pin Hook 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: 06/13/02 08:31 2pgs
Fees:13.00 Taxes:284.90

20020613-0071891

Witness my/our hand(s) this 10th day of June, 2002.

James R. Ashworth

Joan M. Ashworth

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 R. Ashworth and Joan M. Ashworth 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 10th day of June, 2002.

Commission expires: May 28, 2006

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public