WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$98,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~31ST~~ 28th **DAY OF ~~JULY~~, 2002.**

August

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — LEON SHARBER — RUTHERFORD COUNTY, TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Monge	**Right Mortgage Company**	**Map 148-12-0, Parcel 140.00**
(NAME)	(NAME)	
4669 Fanning Drive	**106B West Hills Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Lebanon, TN 37087**	
(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, **David B. Baileyand wife Martha Bailey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jose A. Monge and wife, Maria G. Lopez**, 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. 145 on the Plan of Hazelwood, Section 6, of record in Plat Book 3842, Page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 145 fronts 74.1 feet on the westerly margin of Fanning Drive and runs back between lines measuring 121.65 feet on the northerly side and 151.37 feet on the southerly side to a broken line in the rear on which it measures 79.73 feet.

Being the same property conveyed to David B. Bailey and wife, Martha Bailey by deed of record in Book 4391, Page 212, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 08/30/02 13:04 2pgs
Fees:13.00 Taxes:365.93

20020830-0105301

unimproved ☐

This is improved ☒ property, known as **4669 Fanning Drive, 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.

r hand(s) this ~~31st day of July, 2002~~. 28th day of August, 2002

DB

David B. Bailey

David B. Bailey

MB

Martha Bailey

Martha Bailey

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 **David b. Bailey and wife, Martha Bailey** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of August, 2002.

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

Commission expires:
1-29-05

Notary Public