WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/02 13:38 1pgs
Fees:13.00 Taxes:472.49

20020903-0105968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,700.00

Tammy Harbolic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe West	CTX Mortgage Company, LLC	150-5-66
(NAME) 2946 Anderson Road	(NAME) 2828 N. Harwood	
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS) Dallas , TX 35201	
(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, Celestine M. Cliff and Connie B. Cliff as joint tenants with rights of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph West and wife, Robin R. West, 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. 631 on the Plan of Edge-O-Lake Estates Section 12 of record in Plat Book 3842, page 236, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Celestine M. Cliff and Connie B. Cliff as joint tenants with rights of survivorship by deed from John J. Delaney and wife, Donna M. Delaney of record in Book 11607, page 807, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2946 Anderson Road, 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 our hands this 27th day of August, 2002.

Celestine M. Cliff
Celestine M. Cliff

Connie B. Cliff
Connie B. Cliff

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public ion and for said County and State, the within named Celestine M. Cliff and Connie B. Cliff as joint tenants with rights of survivorship the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2002.

Commission expires:

RICHARD MASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2003