47

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **AUGUST, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — ROE A.W. LAKE — AFFORD CO., TENN.

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrienne Becnel- Taylor	**Cendant Mortgage Corporation d/b/a Century 21 Mortgage**	**150-12-0-A 093.00 CO**
(NAME)	(NAME)	
3636 Seasons Drive	**3000 Leadenhall Road**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Mt. Laurel, NJ 08054**	
(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, **Robert W. Charlton and wife, Angela G. Pendergrass Charlton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrienne Becnel- Taylor, a married person**, 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. 612 on the Plan of Phase V-A, Somerset, of record in Book 7900, page 399, Register's Office for said County.

Said Lot No. 612 fronts 56.00 feet on the southerly margin of Seasons Drive and extends back 138.35 feet on the easterly line and 125.30 feet on the westerly line to a dead line in the rear measuring 86.16 feet thereon.

Being the same property conveyed to Robert W. Charlton, unmarried and Angela G. Pendergrass, unmarried by deed of record in Book 8936, Page 933, Register's Office for Davidson County, Tennessee. The said Robert W. Charlton and Angela G. Pendergrass having since married and Angela G. Pendergrass is now * This conveyance is subject to any and all existing restrictions and easements of record.

*known as Angela G. Pendergrass Charlton.

unimproved ☐

This is improved ☒ property, known as **3636 Seasons 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.

Davidson County DEEDWARR
Recvd: 09/06/02 12:24 2pgs
Fees:13.00 Taxes:575.35
20020906-0108313

Witness **my/our hand(s)** this **26th day of August, 2002**.

Robert W. Charlton

Angela G. Pendergrass Charlton

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 Robert W. Charlton and Angela G. Pendergrass-Charlton 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 Nashville, Tennessee, this 26th day of August, 2002.

Commission expires: 1-25-2006

Angela M. Lake
Notary Public

