WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/02 10:09 2pgs
Fees:13.00 Taxes:431.05

20020913-0111647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 3-27-2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen T. Boyd	Guaranty Trust Company	42-7A-83.00 CO
(NAME)	(NAME)	
1005 Pewter Court	P. O. Box 1218	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37133-1218	
(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, Frederick E. Whitaker and wife, Stephanie Y. Whitaker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen T. Boyd, an unmarried 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:

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No 329 on the Plan of Heritage Square, Phase Three, of record in Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frederick E. Whitaker and wife, Stephanie Y. Whitaker by deed from Scott A. Spencer and wife, Dawn M. Spencer of record in Book 10138, page 275, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6071, page 766 and Book 6122, page 483, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1005 Pewter Court, Madison, TN 37115

(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 11th day of September, 2002.

Frederick E. Whitaker
Frederick E. Whitaker

Stephanie Y. Whitaker
Stephanie Y. Whitaker

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 Frederick E. Whitaker and wife, Stephanie Y. Whitaker, the bargainor(s). 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 Goodlettsville, Tennessee this 11th day of September, 2002.

Commission expires:

11/2n/04

Notary Public

Record and Return to:
Southern Title Services, LLC
100 Hazel Path, Suite A
Hendersonville, TN 37075