ReRecording Warranty Deed to correct Map & Parcel

(2)

Davidson County DEEDWARR
Recvd: 10/14/02 09:55 2pgs
Fees:13.00 Taxes:628.63
[redacted]
20021014-0125713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00.

Linda V. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2002.

Notary Public

MY COMMISSION EXPIRES: 10/5/03

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney L. Adams and Elizabeth Adams	Countrywide Home Loans	~~Xxx-Xx-xxx~~ Map 151-9-0-A
(NAME) 4432 Benchmark Drive	(NAME) P.O. Box 10212	Parcel 188.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Van Nuys, CA 91410-0212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, PRESTON GODDARD D/B/A GODDARD CONSTRUCTION COMPANY, A SOLE PROPRIETORSHIP, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RODNEY L. ADAMS AND WIFE, ELIZABETH ADAMS, 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 all of Lot No. 188, FINAL PLAT OF LONG HUNTER CLOSE, PHASE 2, SECTION I, as shown by plat appearing of record in Plat Book 7900, page 763 & 764, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Preston Goddard d/b/a Goddard Construction Company, a sole proprietorship, by Warranty Deed of record in Instrument No. 200203110030433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Sanitary Sewer Easement in Book 9588, page 930; Quitclaim Deed of Common Areas in Book 9432, page 792, and Book 9649, page 764; Water Main Easement in Book 8197, page 288; Utility Easement in Book 9661, page 919; Grant of Transmission Line Easement in Book 2338, page 466; Declaration of Taking in Book 4446, page 423, and Judgment in Book 4535, page 351; Sanitary Sewer Easement in Book 9988, page 793; Conveyance of Water Main in Book 9988, page 821; Declaration of Covenants, Conditions and Restrictions in Book 9430, page 251, as amended in Book 9534, page 538, Book 9534, page 942; and Instrument No. 200105140049630; Surveyor's Certificate of Correction in Book 9813, page 167; Easement in Book 1101, page 457; Easement in Instrument No. 200009060088271; Sanitary Sewer Easement and/or Storm Drainage in Instrument No. 200010300107415; Charter for Homeowners' Association in Book 9433, page 953; Easement for Drainage Ditch in Book 4717, page 515; Agreement for Dedication of Easement for Water Mains in Book 8358, page 91 and 92; Easement in Instrument No. 200009060088272; and, any and all matters as shown on plat of record in Plat Book 7900, page 763 & 764; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 4432 Benchmark 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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 10/18/02 11:56 2pgs
Fees:12.00 Taxes:0.00
20021018-0128200

Witness our hands this 11th day of October, 2002.

Goddard Construction, LLC

By James M Goddard Attorney in Fact

Preston Goddard d/b/a Goddard Construction Company a sole proprietorship by James M. Goddard, his Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 11th day of October, 2002, before me personally appeared James M. Goddard, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Preston Goddard d/b/a and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Trust Deed Book *, Page _____, Register's Office of Davidson County, Tennessee.

* 20021014-0125712

Witness my hand and official seal, this 11th day of October, 2002.

Notary Public

My Commission Expires: 10/25/03

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076