WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/02 14:19 1pgs
Fees:13.00 Taxes:451.40

20021028-0131829

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Vakitia C Majors
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vakitia C. Majors	Franklin American Mortgage	058-15-0-147.00
(NAME)	(NAME)	
4133 Timothy Drive	501 Corporate Centre Drive Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Franklin, TN 37067	
(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, Disney L. Allen and wife Tanja Q. Allen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vakitia C. Majors, unmarried, 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 35, Creekwood North, as of record in Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Disney L. Allen and wife, Tanja Q. Allen by deed from Dan Duer Construction Co., of record in Book 7118, page 523, said Register's Office

unimproved ☐

This is improved ☒ property, known as 4133 Timothy Drive, Nashville, TN 37218
(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 18th day of October, 2002.

Disney L. Allen

Tanja Q. Allen

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 Disney L. Allen and Tanja Q. Allen the bargainor, 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 18th day of October, 2002.

Commission expires:

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 28, 2003