Bok1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Affiant

SUBSCRIBED AND SWORN TO BE FORE M E, THIS THE 31ST DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 11/08/02 10:34 2pgs
Fees:13.00 Taxes:275.65

20021108-0137989

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby G. Adams	Irwin Mortgage Corp	150-07-357.00
(NAME)	(NAME)	
3216 Oakview Court	P.O. Box 0074636150	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	3550 Jacksonville, FL 32241-	
(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, Kimberly J. Erskine, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby 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 Lot 19"B" on the Zone Division, Lots 14 & 19, Section 2, Lakeshore Woods, as recorded in Plat Book 5200, page 608 and amended in Plat Book 5800, pages 316, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being t he s ame p roperty conveyed to Kimberly J. Erskine, unmarried by Warranty Deed dated 3/18/98 and recorded 3/20/98 in Book 10847, page 389, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 5200, page 608 and amended in Book 5800, page 316, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 6063, page 351, Book 6112, page 546, Book 6176, page 362, Book 6230, page 385, Register's Office of Davidson County, Tennessee.

Easements as shown of record in Book 5200, page 608 and amended in Book 5800, page 316, Register's Office for Davidson County, Tennessee.

County property taxes for 2002 due and payable in the amount of $864.48, all prior years are paid and all subsequent years, a lien, not yet due and payable.

unimproved ☐

This is improved ☒ property, known as 3216 Oakview Ct., 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.

Witness my/our hand(s) this 31st day of October, 2002.

Kimberly J. Erskine
By: Susan Brown, Attorney in Fact
By Susan Brown, Attorney in Fact

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 Susan Brown, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained and who further acknowledged that she is the attorney in fact for Kimberly J. Erskine and that she is authorized by Kimberly J. Erskine to execute this instrument on her behalf.

WITNESS MY HAND AND OFFICIAL SEAL on this the 31st day of October, 2002.

NOTARY PUBLIC

My Comm. Expires

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

File Number: 12210031

RETURN TO:
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027