Davidson County DEEDWARR
Recvd: 11/19/02 11:38 2pgs
Fees:13.00 Taxes:462.50

20021119-0143322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

WENDY L. CAUSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Erker	Professional Mortgage Group, Inc.	150-3-225
(NAME)	(NAME)	
3440 Timber Trail	1535 West Northfiled Blvd. #2	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Benjamin J. Wood, and wife, Elizabeth Burnett Wood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL A. ERKER AND AMY K. ERKER, HUSBAND AND WIFE**, 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. 401 on the Plan of The Country, Addition to Section Two, or record in the Plat Book 6250, Page 623, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Rosemarie Wood, unmarried by Warranty Deed from Eric S. Moon and Sabrina H. Moon of record in Book 8914, Page 813, said Register's Office. Rosemarie Wood died intestate on April 14, 2001, thereby vesting title in her son, Benjamin J. Wood. Also being same to Benjamin J. Wood as sole heir of Rosemarie Wood by Affidavit of Heirship of record in Instrument No. 20021119 0143321, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3440 Timber Trail, 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 15th day of November, 2002.

Benjamin J. Wood

Elizabeth Burnett Wood

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 Benjamin J. Wood and Elizabeth Burnett Wood, 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 15th day of November, 2002.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Deborah K. Devine Notary Public