Box 14A

Davidson County DEEDWARR
Recvd: 12/03/02 08:55 2pgs
Fees:13.00 Taxes:573.30

20021203-0148402

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,945.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/10/05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
Antonio Perez	America's Wholesale Lender	76-13-3
(NAME)	(NAME)	
4549 Raccoon Trail	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75266-0694	
(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, **Sean P. Keith and Pam R. Keith, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTONIO PEREZ AND WIFE, INES PEREZ**, 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. 81 on the Plan of New Hope Meadows, Phase II, in a Planned Unit Development, as of record in Plat Book 6900, Page 724,, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sean P. Keith, and Pam R. Keith, husband and wife, by Warranty Deed from Jackson L. Lewis and wife, Sandra Lewis of record in Book 11515, Page 755, said Register's Office.

This instrument is executed on behalf of Sean P. Keith and Pam R. Keith pursuant to Power of Attorney executed by same and recorded simultaneously herein Instrument No. 20021203-0148401, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4549 Raccoon Trail, Nashville, TN 37076
(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 27th day of November, 2002.

Sean P. Keith
By: Terry DeSelms, Attorney In-Fact

Pam R. Keith
By: Terry DeSelms, Attorney In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of November, 2002 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Sean P. Keith and Pam R. Keith, and acknowledged that Terry DeSelms executed the same as the free act and deed of the said Sean P. Keith and Pam R. Keith, through Power of Attorney granted Terry DeSelms by the said Sean P. Keith and Pam R. Keith.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November, 2002.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

