File Box 336

After Recording Return To:
National [illegible], Inc.
5214 [illegible]
Brentwood, TN 37027
02TN03996

WARRANTY DEED

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,902.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Timothy Carl Schwarz	ABN Amro Mortgage Group, Inc.	155-16A-37
(NAME)	(NAME)	
5236 Timber Gap Drive	P. O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irvine, CA 92619-7068	
(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, **Joseph G Cervetti, and wife Atlanta Gail Cervetti**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY CARL SCHWARZ, AND WIFE JULIE ANN SCHWARZ**, 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. 29 on the Plan of Traceside Subdivision, Section 2, as of record in Book 7900, Pages 980-981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph G Cervetti, and wife Atlanta Gail Cervetti by Warranty Deed from Tim Michael Kinskey and wife, Mary Carolyn Foust Kinskey, of record in Instrument No. 20010131-0009646, said Register's Office of Davidson County, Tennessee.

This instrument is executed on behalf of Joseph G. Cervetti and Atlanta Gail Cervetti by Terry DeSelms pursuant to Power of Attorney of record in Book ✱, Page _____, said Register's Office.

✱20021211-0153218

unimproved ☐
This is improved ☒ property, known as 5236 Timber Gap Drive, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 12/11/02 16:12 2pgs
Fees:13.00 Taxes:776.64

20021211-0153219

Witness my/our hand(s) this 26th day of November, 2002.

Joseph G. Cervetti
By: Terry DeSelms as Attorney In-Fact

Atlanta Gail Cervetti
By: Terry DeSelms as Attorney In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 26th day of November, 2002, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Joseph G. Cervetti and Atlanta Gail Cervetti, and acknowledged that he executed the same as the free act and deed of the said Joseph G. Cervetti and Atlanta Gail Cervetti, through Power of Attorney granted Terry DeSelms by the said Joseph G. Cervetti and Atlanta Gail Cervetti..

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2002.

Commission expires:

11-27-04

DEBORAH K. DEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Deborah K. Devine
Deborah K. Devine Notary Public