WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/03 09:52 2pgs
Fees:13.00 Taxes:569.80

20030102-0000126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

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
Jacqueline L. Harper	GMAC Mortgage Corporation	59-01-0-25
(NAME) 6104 Beals Lane	(NAME) 100 Whitmer Road	13DZ217400
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Horsham, PA, 19044	
(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, I, **Lamont Jordan**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jacqueline L. Harper**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Part of Lot No. 6 on the Plan of Vista Estate, as of record in Plat Book 4460, Page 196*, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

* and amended in Instrument Number 20010823-0091199

Said Lot 6 fronts 114 feet on the east margin of Beal's Lane, and extends back 362.3 feet on the north line, and 389.8 feet on the south line, to a line on the rear on which it measures 117.3 feet.

Except that portion of the above property conveyed to the State of Tennessee of record in Book 8165, Page 861, Register's Office for Davidson County, Tennessee, date executed 08/02/90, date filed 08/02/90.

Being the same property conveyed to Lamont Jordan by deed from Dowin Earl Lanier and wife, Nannie Lee Lanier of record in Instrument No. 20010725-0078945, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 196 and in Instrument No. 20010823-0091199, Register's Office of said County.

County Taxes for the year 2002 due and payable in the amount of $943.49. All prior years are paid. All subsequent years a lien, but not yet due and payable. MAP 59, GROUP 01-0, PARCEL 25.

AGR as shown of record in Instrument No. 200108230091199, Register's Office for said County.

Sewer and Drainage Easement to Metro as shown of record in Book 8358, Page 103, Register's Office for said County.

Deed to State of TN as shown of record in Book 8165, Page 861, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6104 Beals Lane, 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 my/our hand(s) this, 20th day of December, 2002.

Lamont Jordan

Melissa Jordan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Lamont Jordan, and Melissa Jordan with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence and who, under oath, acknowledge that he executed the foregoing instrument for the purposes therein contained and did so as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL On this the 20th day of December, 2002.

NOTARY PUBLIC

My Comm. Expires:

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-05 AT LARGE WILLIAMSON COUNTY

File Number: 12210091

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

Melissa Jordan, spouse if the within named Lamont Jordan, joins in this conveyance for the sole purpose of conveying any right and title she may have to subject property, especially her marital rights, if any.