WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 28, 2006. 10/23/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Adantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery D. Mitchener	Jeffery D. Mitchener	136-15-99
(NAME)	(NAME)	
3543 Gondola Drive	3543 Gondola Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch , TN 37013	
(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, Doug M. Habbena and wife, Dawn Habbena, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery D. Mitchener, 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:

Being Lot No. 61B, Zone Lot Division, Lots Nos. 60 through 63, of record in Plat Book 6250, Page 8, amending Plat Book 6250, Page 364, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Doug M. Habbena and wife, Dawn Habbena, by deed of record in Book 8343, Page 754, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Doug M. Habbena and wife, Dawn Habbena by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument no. _____, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 3543 Gondola Drive, 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.

Davidson County DEEDWARR
Recvd: 01/07/03 12:43 2pgs
Fees:13.00 Taxes:288.60
20030107-0002629

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

Doug M. Habbena

Dawn Habbena

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of December, 2002, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Doug M. Habbena and Dawn Habbena and who acknowledged that they executed the same as the free act and deed of the said Doug M. Habbena and wife, Dawn Habbena, through Power of Attorney granted her by the said Doug M. Habbena and wife, Dawn Habbena.

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

Commission expires: May 28, 2006

~~Beth Triplett~~
Victor Hazelwood
Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006