WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,800.00

William Landers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Landers	William Landers	34-5-21.00
801 Meadowlark Lane (NAME) ~~306 Gates Road~~	801 Meadowlark Lane (NAME) ~~306 Gates Road~~	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Modine M. Billingsley, an single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Landers, a single person, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Plan of Gateway, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for Davidson County, Tennessee.

Said Lot Not 10 fronts 76 feet on the easterly side of Gates Road and runs back 193.8 feet on the northerly line and 157 feet on the southerly line, to a rear line, measuring 85 feet.

Being the same property conveyed to Grover T. Billingsley and wife, Modine M. Billingsley, by deed dated August 5, 1980 from Lottie D. Guy and Robert D. Guy, of record on August 8, 1980 at 12:01 P.M. in Book 5634, page 902, Register's Office, Davidson County, Tennessee.The said Grover T. Billingsley having since died, leaving Modine M. Billingsley, as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 306 Gates Road, Goodlettsville, TN 37072
(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 hand this 24th day of February, 2003.

Modine M. Billingsley

Modine M. Billingsley

Davidson County DEEDWARR
Recvd: 03/03/03 08:00 2pgs
Fees:13.00 Taxes:354.46

20030303-0027162

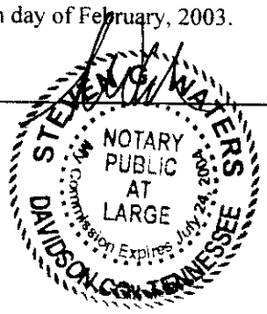
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Modine M. Billingsley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Goodlettsville,~~ Nashville Tennessee this 24th day of February, 2003.

Commission expires:



Notary Public