THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

03B-1990

SEND TAX BILLS TO:
Fremont Investment & Loan
4343 Anchor Plaza Parkway
Suite 150
Tampa, FL 33634

MAP PARCEL NUMBERS
50-10-82

Davidson County DEEDWARR
Recvd: 03/24/03 10:47 2pgs
Fees:13.00 Taxes:207.20
20030324-0038371

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of March, 2003, by and between **LINDA LAIN**, party of the first part, and **MARCIA GREER**, party of the second part,

WITNESSETH: That for and in consideration of **$56,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Chesapeake Homes, Section Three, as of record in Book 5200, page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Lain, a married person by deed from Secretary of Veterans Affairs of record in Book 8581, page 186, dated March 17, 1992, recorded March 23, 1992, said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Linda Lain
LINDA LAIN
Richard Lain
Linda Lain as attorney in fact for Richard Lain.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **LINDA LAIN** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 18 day of March, 2023.

My commission expires 7-30-05

Notary Public

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$56,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats

Affiant

Subscribed and sworn to before me this 18 day of March, 2023.

PROPERTY ADDRESS:
3329 Chesapeake Cr.
Nashville, TN 37080

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE