WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/03 16:39 2pgs
Fees:13.00 Taxes:389.24

20030410-0048134

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,200.00

Michael McGirt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2003.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: 2/19/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane, Suite B-105, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael McGirt (M)	Wilmington Finance, Inc.	Map: 130-14
(NAME)	(NAME)	
409 Hickory Timber Court	401 Plymouth Road, Ste 400	Parcel: 27
(ADDRESS)	(ADDRESS)	
Antioch, TN	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030611

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, **Nancy S. Apple, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael McGirt (M) and Tony Mullins**, 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. 68 on the Plan of Lake Towne Park, Section 3, of record in Plat Book 6900, page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Nancy S. Apple, unmarried, by deed from Wendy M. Hillis and husband, Allen Hillis of record in Book 9781, page 747, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 409 Hickory Timber Court, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of March, 2003.

Nancy S. Apple
Nancy S. Apple

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Nancy S. Apple, unmarried, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 28th day of March, 2003.

Commission expires: 2/19/07

Betty Hodges
Notary Public

