WARRANTY DEED

M. DANIEL HARNESS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,560.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2003.

Notary Public

MY COMMISSION EXPIRES:
12-13-06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennie D. Lee	Jennie D. Lee	080-03-0-038.00
(NAME) 3329 Olsen Lane	(NAME) 3329 Olsen Lane	
(ADDRESS) Nashville, Tennessee 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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/WE,

Phyllis R. Nance

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennie D. Lee,

HEREINAFTER CALLED THE GRANTEE(S), 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. 497 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Cumberland Builders, inc. to Phyllis R. Nance by Deed dated May 23, 1989and filed for record in Book 4175, page 113, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien not yet due and payable.

2002 Davidson County taxes have been paid in the amount of $709.90.

Any and all matters as shown on the Plan of record in Plat Book 4175, page 113, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Book 4397, page 742; Book 4405, page 427; Book 4037, page 588; Book 3805, page 783; Book 3917, page 529, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3329 Olsen 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.

Davidson County DEEDWARR
Recvd: 04/14/03 13:17 2pgs
Fees:13.00 Taxes:272.17
20030414-0049266

Witness my hand this _____ day of _____, 2003.

Phyllis R. Nance

Phyllis R. Nance

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis R. Nance, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 19 day of March, 2003.

Commission expires:

12-8-04

Notary Public

M. DANIEL HARNESS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.