Bk 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/03 11:09 2pgs
Fees:13.00 Taxes:410.33

20030423-0054089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/28/2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mauricio O. Garro	Mauricio O. Garro	150-6-30
(NAME) 2973 Cherry Hills Drive	(NAME) 2973 Cherry Hillis Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, Wendell A. Pewitt, and wife Janice M. Pewitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mauricio O. Garro, 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. 8 on the Plan of Percy Priest Meadows, Section 1 of record in Book 4675, Page 110, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wendall A. Pewitt and wife, Janice M. Pewitt, by Deed from Colonial Homes, a partnership composed of Jack Williams and Steve Vandevender of record in Book 5089, Page 140, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Wendell A. Pewitt by Janice M. Pewitt as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030423-0054085, in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2973 Cherry Hillis 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.

Witness my/our hand(s) this 28th day of March, 2003.

Wendell A. Pewitt by Janice M. Pewitt as Atty-in-Fact
Wendell A. Pewitt
By: Janice M. Pewitt as Attorney-In-Fact

Janice M. Pewitt
Janice M. Pewitt

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 Janice M. Pewitt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2003, before me personally appeared Jamice M. Pewitt, the person who executed the foregoing instrument on behalf of Wendell A. Pewitt, and acknowledged that she executed the same as the free act and deed of the said Wendell A. Pewitt , through Power of Attorney granted Janice M. Pewitt by the said Wendell A. Pewitt.

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

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public