WARRANTY DEED

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 370[illegible]

Davidson County DEEDWARR
Recvd: 04/29/03 16:00 2pgs
Fees:13.00 Taxes:320.05

20030429-0057446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,500.00**

Patricia Cantrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES 5/24/10
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Columbia	**Wells Fargo Home Mortgage, Inc.**	**106-14-89**
(NAME)	(NAME)	
91 Scobey Drive	**4456 Corporation Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Virginia Beach, VA 23462**	
(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, **PATRICIA A. EPRIGHT, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES W. COLUMBIA AND WIFE, DEBORAH S. COLUMBIA**, 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. 109 on the Map of Raymond Heights, of record in Book 1424, Page 141, 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 Alice R. Beauchesne and her only child, Patricia A. Epright f/k/a Patricia A. Beauchesne, by deed from Terry C. Overstreet and wife, Elaine Ann Overstreet in Book 5199, Page 197 said Register's Office. The said Alice R. Beauchesne having since died intestate thus vesting title by operation of law in her sole heir at law Patricia A. Epright.

This conveyance is subject to any and all restrictions of record and Property Taxes for the current year.

The Grantor is married, but the above described property was never used as the primary residence.

unimproved ☐

This is improved ☒ property, known as **91 Scobey Drive, Nashville, TN 37210**

(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 25th day of April, 2003.

Patricia A. Epright

Patricia A. Epright
By: Patricia Cantrell, her Attorney-In-Fact

by Patricia Cantrell, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and foe the State and County aforesaid, personally appeared Patricia Cantrell with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Patricia A. Epright and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of April, 2003.

My Commission Expires: 7/26/2003



Shannon Philbin Notary Public