WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$157,700.00**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH** DAY OF **APRIL, 2003.**

J Garrison
Notary Public

MY COMMISSION EXPIRES:. **JAN. 25, 2004**
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
TERRA C. GARRISON
ROBERTSON CO., TN

Davidson County DEEDWARR
Recvd: 04/30/03 14:25 2pgs
Fees:13.00 Taxes:583.49

20030430-0057889

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendall Leslie Newman	**Argent Mortgage Company**	**Map 165-09-A, Parcel 51.00 CO**
(NAME) **1833 Lakewood Village Drive**	(NAME) **P.O. Box 57064**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Irvine, CA 92619-7064**	
(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, **T. F. Homes, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendall Leslie Newman and wife, Kayrin E. Newman**, 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. 45 of Section Two, Lakewood Village, a plat of which is of record in Instrument No. 20000215-0015148, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to T. F. Homes, LLC of record in Instrument No. 20020225-0023520, 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 T. F. Homes, LLC by Shari A. Thompson as its Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030430-0057888, in the Register's Office for County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1833 Lakewood Village 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 **our hands** this **14th day of April, 2003**.

T. F. Homes, LLC

By: _____

Shari A. Thompson, Attorney in Fact

Attest: _____

State of Tennessee
County of Davidson

On this **14th** day of **April, 2003** before me personally appeared **Shari A. Thompson** , the person who executed the foregoing instrument on behalf of **T. F. Homes, LLC**, and acknowledged that she executed the same as the free act and deed of the said T. F. Homes, LLC, through Power of Attorney granted her, by the said T. F. Homes, LLC.

_____
Notary Public

Commission Expires: 1-25-2004

