#5271

Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUELIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances H. Johnson	Right Mortgage Company	136-9-A-5
(NAME)	(NAME)	
2725 Smith Springs Rd.	106-B West Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Lebanon, TN 37087	
(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, Phillip F. Tomlinson, Sr. and Elaine C. Tomlinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances H. Johnson unmarried, 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 Unit 66A on the Plan of Springview Townhomes, a condominium or horizontal property regime established by Master Deed of record in Book 6349, page 428, said Register's Office and shown as exhibit "A" to the Master Deed of record in Book 6349, page 463, and being part of Lot NO. 66 on the Plan of Edge-O-Lake Estates, Section 20-A, of record in Plat Book 5200, Page 183, amended in Book 6359, Page 378, Register's Office for Davidson County, Tennessee, to which references is made for a more complete description

Being the same property as conveyed to Phillip F. Tomlinson, Sr. and wife, Elaine C Tomlinson by deed of record in instrument # 20007030066174, said Register's Office.

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

This instrument is executed on behalf of Phillip F. Tomlinson, Sr. by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030505 - 0059670, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Elaine C. Tomlinson by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030505 - 0059669, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2725 Smith Springs Rd., Nashville, TN 37217
(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: 05/05/03 15:33 2pgs
Fees:13.00 Taxes:425.50

20030505-0059671

Witness my/our hand(s) this 22nd day of April, 2003.

Phillip F. Tomlinson Sr.
by Carolyn Adcock
Attorney in Fact

Phillip F. Tomlinson, Sr.

Elaine C. Tomlinson
by Carolyn Adcock
Attorney in Fact

Elaine C. Tomlinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of April, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Phillip F. Tomlinson, Sr. and Elaine C. Tomlinson and who acknowledged that she executed the same as the free act and deed of the said Phillip F. Tomlinson, Sr. And Elaine C. Tomlinson, through Power of Attorney granted she by the said Phillip F. Tomlinson, Sr. And Elaine C. Tomlinson.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of April, 2003.

Commission expires:

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006