(2)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/03 12:12 2pgs
Fees:13.00 Taxes:456.95

20030602-0074598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-22

(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN

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
Samuel S. Duffey	Countrywide Home Loans, Inc.	176-5B-65
(NAME)	(NAME)	
6028 Firelight Trail	750 Old Hickory Blvd., #180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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, Michael Richardson and wife, Alexandra Richardson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel S. Duffey, and wife Leslie A. Duffey, 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. 160 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885 thru 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Richardson, unmarried, by Warranty Deed from Julius M. Bartus, unmarried, of record in Instrument No. 20020927-0117862, 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 Michael Richardson and Alexandra Richardson by Andy Brown as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20030602-0074597 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6028 Firelight Trail, 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 29th day of May, 2003.

Michael Richardson by Andy B

Michael Richardson
By: Andy Brown as Attorney-In-Fact

Alexandra Richardson by Andy B

Alexandra Richardson
By: Andy Brown as Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of May, 2003, before me personally appeared Andy Brown, the person who executed the foregoing instrument on behalf of Michael Richardson and Alexandra Richardson, and acknowledged that he executed the same as the free act and deed of the said Michael Richardson and Alexandra Richardson, through Power of Attorney granted Andy Brown by the said Michael Richardson and Alexandra Richardson.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2003.

Commission expires: November 27, 2004

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

Deborah K. Devine

Deborah K. Devine Notary Public