WARRANTY DEED

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN.

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:

(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
Christopher B. Williams	Argent Mortgage Company, LLC	74-8-186
(NAME)	(NAME)	
194 Bonnalee Drive	8 Skyline Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hawthorne, NY 10532	
(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, Darell Shaffer and wife, Barbara Shaffer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher B. Williams and wife, Tonya Williams, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN RUTHERFORD COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No.879 on the Plan of Section Eight, Hermitage Hills, of record in Book 3600, Page 24, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Darell Shaffer and wife, Barbara Shaffer, by deed from Kenneth E. Craft and wife, Shirley D. Craft of record in Book 10691, Page 610, said Register's Office.

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

This instrument is being executed in behalf of Darell Shaffer and wife, Barbara Shaffer pursuant to Power of Attorney executed by same and recorded simultaneously herewith in Instrument No. 20030611008056 7 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 194 Bonnalee Drive, Hermitage, TN 37076
(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: 06/11/03 10:30 2pgs
Fees:13.00 Taxes:470.83
20030611-0080568

Witness my/our hand(s) this 5th day of June, 2003.

Darell Shaffer
By: Terry DeSelms as Attorney-in-Fact

Barbara Shaffer
By: Terry DeSelms as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 5th day of June, 2003 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Darell Shaffer and Barbara Shaffer, and acknowledged that he executed the same as the free act and deed of the said Darell Shaffer and Barbara Shaffer, through Power of Attorney granted Terry DeSelms by the said Darell Shaffer and Barbara Shaffer.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2003.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Deborah K. Devine Notary Public