WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/03 15:52 2pgs
Fees:13.00 Taxes:303.03

20030618-0084413

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES:

LYNDA L. KING
Notary Public At Large
Commission Expires 6-29-2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

d-0279

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Sanford	Mortgage Company of America	08-70-30-136.00
(NAME)	(NAME)	
700 Powers Avenue	2416 21st Avenue South, STE 202	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37212	
(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, Charles W. Cleveland, Jr., Kathy Ann Inman, Barbara Sue Baggett, and Belinda Kaye Parker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca Sanford, a _____ person, 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. 14 of Block "B" on the Map of Tillman Subdivision, Part 1, as of record in Book 1130, Page 29, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Charles William Cleveland and wife, Betty Jo Cleveland by Warranty Deed from Ewing Burgess Shearon, Sr. and wife, Emily Elizabeth Shearon of record in Book 3404, Page 329, Register's Office Davidson County, Tennessee. Betty Jo Cleveland died leaving title vested solely in Charles William Cleveland. The said Charles Williams Cleveland died December 12, 2002, leaving no will of record, leaving title vested in his heirs-at-law, Charles W. Cleveland, Jr., Kathy Ann Inman, Barbara Sue Baggett, and Belinda Kaye Parker.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 700 Powers Avenue, Nashville, TN 37206

(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 13th day of June, 2003.

Barbara Sue Baggett

Belinda Kaye Parker

Belinda Kaye Parker

Charles W. Cleveland, Jr. By Kathy A. Inman
by Kathy Ann Inman, Power of Attorney

Kathy Ann Inman

Kathy Ann Inman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Inman, Barbara Sue Baggett, and Belinda Kaye Parker the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of June, 2003.

Commission expires: 4/16/06



Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kathy Ann Inman known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Charles W. Cleveland, Jr., and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Charles W. Cleveland, Jr. Witness my hand and Notarial Seal this 13th day of June, 2003.

Notary Public

My Commission Expires: 4/16/06



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027