Box 13
#5449

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 03 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 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
TARAH K. [redacted] VanNuck	TARAH K. VanNuck	87-1A-91
(NAME) 3029 Glenboro Dr	(NAME) 3029 Glenboro Dr	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN. 37076	
(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, Holly A. Nixon, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO [redacted] TARAH K. VanNuck, *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 Lot No. 133 on the Plan of Section Two, Chesney Glen, of record in Book 9700, Page 434, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Holly A. Nixon, a single person, by Warranty Deed from Natalie L. Jones, an unmarried person of record in Book 11564, Page 24, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3029 Glenboro 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: 07/09/03 16:08 2pgs
Fees:13.00 Taxes:444.00

20030709-0094979

Witness my/our hand(s) this 30th day of April, 2003.

Holly A. Nixon, a/k/a Holly Bachert
By: Terry DeSelms as Attorney-In-Fact

John Bachert

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2003, before me personally appeared Terry DeSelms , the person who executed the foregoing instrument on behalf of Holly A. Nixon, a/k/ Holly Bachert and John Bachert , and acknowledged that he executed the same as the free act and deed of the said Holly A. Nixon,a/k/a Holly Bachert and John Bachert , through Power of Attorney granted Terry DeSelms by the said Holly A. Nixon, a/k/a Holly Bachert and John Bachert.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006