WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stephen R Schreck
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

MIGNON SMELSER NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires Nov. 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Schreck	New Owner	119-15-88.00
(NAME)	(NAME)	
157 Lake Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Mildred B. Cherry, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen R. Schreck and wife, Sharon Schreck, 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. 10 on the Plan of Southlake, Section IV, as of record in Book 3300, Page 85, Register's Office for said County.

Said Lot No. 10 fronts 90.35 feet on the southerly side of Lake Park Drive and extends back 306.5 feet on the westerly line and 244.5 feet on the easterly line, to an irregular line in the rear on which it measures 127.3 feet.

Being the same property conveyed to James H. Cherry and wife, Mildred B. Cherry by deed from Elrod Construction Company, of record in Book 3810, page 228, dated September 4, 1964, Register's Office, Davidson County, Tennessee. The said James H. Cherry having since died on December 29, 1998 leaving Mildred B. Cherry as surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 157 Lake Park Drive, Nashville, TN 37211
(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 22nd day of July, 2003.

Mildred B. Cherry
Mildred B. Cherry

Davidson County DEEDWARR
Recvd: 07/28/03 17:49 2pgs
Fees:13.00 Taxes:444.00

20030728-0105536

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mildred B. Cherry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2003.

Notary Public
My Commission Expires: 11/27/04

