Return to:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 07/30/03 17:52 2pgs
Fees:13.00 Taxes:534.65
20030730-0108107

BARBARA L. MCGEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-29-03

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karisa Peck	Accredited Home Lenders, Inc.	141-12B-18
(NAME)	(NAME)	
1013 Blythe Court West	15030 Avenue of Science, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Diego, CA 92128	
(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,

REBECCA GROSS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KARISA PECK

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 Number 18 on the Plan of Southhampton, Phase I as of record in Plat Book 5200, page 464, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rebecca Gross, unmarried by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae of record in instrument number 20020806-0094597 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1013 Blythe Court West, Nashville, TN 37221
(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 17th day of April, 2003.

Rebecca Gross by Dana Kuttenkuler attorney in fact

Rebecca Gross, by her attorney in fact Dana Kuttenkuler

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana Kuttenkuler Attorney in fact for Rebecca Gross, 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 as the Attorney in fact for Rebecca Gross.

Witness my hand and official seal at Brentwood , Tennessee this 17th day of April, 2003

Commission expires: ~~March 10, 2007~~ 11-29-03

Barbara L McGee

Notary Public

BARBARA L. MCGEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN