**WARRANTY DEED**

Return to:
First National Financial Title
15 Century Blvd., Suite 101
Nashville, TN 37214
N 12565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006~~. 1-27-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Timothy Zeidner** | **CTX Mortgage Company** | **150-03-0 258.00** |
| (NAME) | (NAME) | |
| **3030 Chelsea Way** | **P.O. Box 199000** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Dallas, TX 75219-9000** | |
| (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, Mark J. Bennett and wife Gayle W. Bennett, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Zeidner and wife Anna Lee Zeidner, 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. 87A on the Plan of Zone Lot Division of Lots 85-88 Chelsea of Priest Lake, Section 2-B, of record in Plat Book 6250, Page 632, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to **Mark J. Bennett and wife Gayle W. Bennett** by deed of record in Book 9199, Page 425, Register's Office for County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **3030 Chelsea Way, Antioch, TN 37013**
(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: 07/30/03 18:01 2pgs
Fees:13.00 Taxes:340.40
20030730-0108122

Witness my/our hand(s) this 28th day of July, 2003.

Mark J. Bennett

Gayle W. Bennett

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 Mark J. Bennett and Gayla W. Bennett 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 Nashville, Tennessee, this 28th day of July, 2003.

Commission expires: 1-25-2006

Notary Public

