Davidson County DEEDWARR
Recvd: 08/04/03 15:35 2pgs
Fees:13.00 Taxes:464.35

20030804-0110326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/29/06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE CINDY FREDRICKSON DAVIDSON CO. TENNESSEE

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
Kathy Startup	Wells Fargo Home Mortgage Inc.	64-12-51
(NAME)	(NAME)	
4728 Kalamath Drive	P.O. Box 790416	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Des Moines, IA 50306-9143	
(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,

HAROLD P. CONRAD AND WIFE, CAROLYN S. CONRAD,

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

KATHY STARTUP AND HUSBAND, SHAWN STARTUP,

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. 349 on the Plan of Sherwood Forrest , Section 4, as of record in Plat Book 4460, Pages 182 and 183, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Harold P. Conrad and wife, Carolyn S. Conrad by deed dated November 20, 2000 from Billy Jeffery Lee and wife, Tonia Lynn Lee f/k/a Tonia Lynn Majnerich of record in Instrument Number 20001205-0119804, Register's Office for Davidson County, TN.

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 4728 Kalamath Drive, Old Hickory, TN 37138
(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 31st day of July, 2003.

Harold P. Conrad
Harold P. Conrad

Carolyn S. Conrad
Carolyn S. Conrad

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 Harold P. Conrad and wife, Carolyn S. Conrad, 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 31st day of July, 2003

Commission expires: 3-10-07

Notary Public

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.