WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/03 14:45 2pgs
Fees:13.00 Taxes:340.40

20030819-0120197

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,000.00

James K Wooten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF ~~AUGUST~~, 2003.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: . 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James K. Wooten	Washington Mutual Bank, FA	Map 96
(NAME) 744 Kent Road	(NAME) 4301 Hillsboro Road	Group 09-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 38215	Parcel 744
(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, Patti J. Zeller, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James K. Wooten, a Single Man , 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:

Being Unit No. A-744 on the Plan of EMERY PLACE, as of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Patti J. Zeller by deed from Samuel Robert Stewart of record in Instrument Number 200106190064915, Register's Office for said County.

Charter of record in Book 6250, Page 719, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6715, page 96, and Book 8048, Page 851, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 744 Kent Road, Nashville, TN 37214

(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 15th day of August, 2003.

Patti J. Zeller by Toni DeBord, attorney in fact.

STATE OF Tennessee
COUNTY OF Wilson

On this the 15th day of August, 2003, before me personally appeared Toni Debord, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patti J. Zeller, and who acknowledged that she executed the same as the free act and deed of the said Patti J. Zeller by virtue of that Power of Attorney, duly executed by the said Patti J. Zeller and appearing of record in Instrument Number ¥, of Register's Office of * County, Tennessee.

Witness my hand and official seal this 15th day of August, 2003.

My Commission Expires: 1-23-06

* 20030819-0120196

Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON CO. TN. TENN.

File Number23070569
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122