#4303 Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(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
Gary Root	American Mortgage Network, Inc.	173-1-96
(NAME)	(NAME)	
437 Cedarmont Drive	11625 Rainwater Dr. Bldg 500 Ste. 650	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Alpharetta, GA. 3004	
(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, Lawrence D Wilson and wife Teresa D Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Root, [redacted] and Deborah Suddath* [redacted], 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:

*HUSBAND AND WIFE

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Monte Carlo Estates, Section II-C of record in. Plat Book 5200, Page 66, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Lawrence D Wilson and wife Teresa D Wilson** by deed of record in Book 9966, Page 622 Register's Office for County, Tennessee.

This instrument is executed on behalf of Teresa D. Wilson by Lawrence D. Wilson as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20030828-0124763, in the 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 **437 Cedarmont Drive, 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: 08/28/03 07:46 2pgs
Fees:13.00 Taxes:369.82

20030828-0124764

Witness my/our hand(s) this 12th day of August, 2003.

Lawrence D Wilson

Teresa D Wilson

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 Lawrence D. Wilson 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 12th day of August, 2003.

Commission expires: 1-25-2006

Notary Public

NOTARY PUBLIC AT LARGE TENN. RFORD CO.

My Commission Expires

State of Tennessee

County of Davidson

On this 12th day of August, 2003 before me personally appeared Lawrence D. Wilson, the person who executed the foregoing instrument on behalf of Teresa D. Wilson, and acknowledged that she executed the same as the free act and deed of the said Teresa D. Wilson, through Power of Attorney granted Lawrence D. Wilson, by the said Teresa D. Wilson.

Commission Expires: 1-25-2006

Notary Public

NOTARY PUBLIC AT LARGE TENN. RFORD CO.

My Commission Expires