(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/03 14:17 2pgs
Fees:13.00 Taxes:251.60

20030829-0125927

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

James W Riddle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2003.

Patricia D. Pharris
Notary Public

MY COMMISSION EXPIRES: 2/6/07
(AFFIX SEAL)

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Riddle	James W. Riddle	52-6-66
(NAME) 7919 Old Springfield Hwy.	(NAME) 7919 Old Springfield Hwy.	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Roger Micheal Branch, unmarried and Kevin Wayne Branch, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James W. Riddle,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 19 on the Plan of Madison Heights, as of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roger C. Branch and wife, Dorothy Lee Branch by Deed from Robert C. Weaver, Secretary of Housing and Urban Development as of record in Book 4231, page 106, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien not yet due and payable.

Any and all matters as shown on the plan of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee.

Easements as of record in Book 6161, page 275, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 721 Florence Circle, Madison, TN 37115
(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 our hands this 14th day of August, 2003.

Roger Micheal Branch

Kevin Wayne Branch

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger Micheal Branch, Kevin Wayne Branch with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 14th day of August, 2003.

Commission expires: 2/6/07

PATRICIA D. PHARRIS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Patricia D Pharris

Notary Public