WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/03 10:39 2pgs
Fees:13.00 Taxes:536.13

20030909-0131314

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Wayne Harlan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2003.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Harlan	Franklin American Mortgage Company	176-05-B-68.00
(NAME)	(NAME)	
6016 Firelight Trail	501 Corporate Centre Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin Tennessee 37067	
(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, Penelope Pagonis and Denise West , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Harlan and Wife, Beverly Harlan , 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 Lot No. 163 on the Plan of Hickory Woods, Section C, as of record in Plat Book 6900, Page 885 thru 887, 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 Gloria Botsaris by deed from Continental Development and Construction, Inc., of record in Book 10988, page 280, Register's OFfice for Davidson County, Tennessee. Gloria Botsaris having since died leaving the Grantors herein as the devisees under the Last Will and Testament of Floria Mannas Botsaris, No. 02P-1255, in the Seventh Circuit Court for Davidson County, Tennnessee.

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

unimproved ☐

This is improved ☒ property, known as 6016 Firelight Trail, 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.

Witness my/our hand(s) this 27th day of June, 2003.

Penelope Pagonis

Penelope Pagonis

Denise West by Penelope Pagonis her attorney in fact

Denise West

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 Penelope Pagonis the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 27th day of June, 2003.

My Commission Expires:_____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

State of Tennessee
County of Williamson

On this the 27th day of June, 2003, before me, Jeff Farris, the undersigned officer, personally appeared Penelope Pagonis, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Denise West, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: _____

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number2306067
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027