130x1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(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
Margaret L. Adams	Wells Fargo Home Mortgage, Inc.	163-02-0-105.00
(NAME)	(NAME)	
5137 Highlander Drive	P.O. Box 5910	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, OH 45501-5910	
(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, Jerry Butler Builders, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret L. Adams, 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. 155 on the Plan of Hickory Highland Place, Section Two, Phase Three of record in Instrument No. 20020315-0032956, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Jerry Butler Builders, LLC by deed of record in Instrument 20020528-0064350, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 09/12/03 13:05 2pgs
Fees:13.00 Taxes:481.37

20030912-0134372

unimproved ☐
This is improved ☒ property, known as 5137 Highlander 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.

Witness our hands this 10th day of September, 2003.

Jerry Butler Builders, LLC

By: Jennifer Ellis

Jennifer Ellis, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2003, before me personally appeared Jennifer Ellis, the person who executed the foregoing instrument on behalf of Jerry Butler Builders, LLC, pursuant the resolution of Jerry Butler Builders, LLC, dated 8-22 03 and acknowledged that she executed the same as the free act and deed of the said Jerry Butler Builders, LLC, through authority granted her by the said Resolution of Jerry Butler Builders, LLC dated 8-22-03.

Commission Expires:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TENN.

My Commission Expires Oct. 8, 2003

Lori Holloway

Notary Public