# WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 09/16/03 15:08 2pgs
Fees:13.00 Taxes:314.50

20030916-0136139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 23, 2006.
(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

**THIS INSTRUMENT WAS PREPARED BY**
First National Title of Nashville, LLC, 1130 8th Avenue South, Suite 303, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Linda Jacquemain | Wells Fargo Home Mortgage, Inc.<br>Loan No. 0033235920 | Map 163-11-B |
| (NAME)<br>312 Ash Forge Drive | (NAME)<br>P.O. Box 5106 | Parcel 46 |
| (ADDRESS)<br>Antioch, TN 37013 | (ADDRESS)<br>Springfield, OH 45501-5106 | |
| (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, **MARK A. WEISS**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDA JACQUEMAIN**, a single person, 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. 46 on the Plan of Bell Forge Village, P.U.D., 2nd Revision, Section 4, of record in Book 6250, Page 201, 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 Mark A. Weiss, by Warranty Deed from Dianne Woolfolk, unmarried, dated October 5, 1999, of record in Book 11694, Page 708, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 6250, Page 201, Register's Office for Davidson County, Tennessee.

Subject to the restrictions and covenants set forth in Declaration Covenants, Conditions, Restrictions of record in Book 6040, Page 538, and as supplemented by instrument of record in in Book 6350, Page 858, Register's Office for Davidson County, Tennessee.

Subject to property taxes for 2003 and subsequent years.

unimproved ☐

This is improved ☒ property, known as 312 Ash Forge 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.

JACQUELINE WEISS joins in this conveyance to convey any marital interest she has in and to the above referenced property.

Witness our hand this 15th day of September, 2003.

MARK A. WEISS

JACQUELINE WEISS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, a Notary Public in and for said State and County, Mark A. Weiss and wife, Jacqueline Weiss, the within named bargainor(s), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged under oath that he/she/they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 15th day of September, 2003.

Commission expires: May 23, 2006

NOTARY PUBLIC

Brenda S. Lane NOTARY PUBLIC State of Tennessee