RETURN TO: 1489
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

MARY SOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr., Suite 342, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paulette Hurst	PAULETTE HURST	165-13A-112
(NAME)	(NAME)	
308 Amberwine Court	308 AMBERWINE COURT	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(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, Kelley G. Ruth, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paulette Hurst, unmarried 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. 476 on the Plan of Peppertree Forest, P.U.D. Section Nine of record in Plat Book 7900, Page 760, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kelley G. Ruth, unmarried, by deed, dated February 28, 1995, of record in Book 9607, Page 53, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 308 Amberwine Court, 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: 09/17/03 14:59 2pgs
Fees:13.00 Taxes:401.82

20030917-0137526

Witness my/our hand(s) this 4th day of September, 2003.

Kelley G. Ruth

Kelley G. Ruth

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 Kelley G. Ruth with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of September, 2003.

Commission expires: May 30, 2007

Krystn T. Hedges

Notary Public

KRYSTN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007