#5665

Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonie Chavez	American Mortgage Network, Inc., a Delaware Corporation	161-4-40
(NAME)	(NAME)	
404 Larkway Court	11625 Rainwater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alpharetta, GA 30004	
(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, Brian A. Hunt and wife, Heather G. Hunt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonie Chavez, ~~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:

~~[illegible] Jeffrey Del Chavez~~ married

* Jonie Chavez husband of Jeffrey Del Chavez

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Kingswood Park, as of record in Plat Book 2900, page 70, Register's Office forDavidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Larkway Court, common corner of Lots Nos. 24 and 25, thence with the line between said two lots northerly 201.7 feet to a point; thence westerly 210 feet to a point in the easterly margin of Larkway Drive; thence with said margin southerly 151.15 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Larkway Court; thence with said margin easterly 129.09 feet to the point of beginning.

Being the same property conveyed to Brian A. Hunt and wife, Heather G. Hunt, by deed of record in Book 10059, Page 617, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 404 Larkway Court, Nashville, TN 37211
(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: 07/07/03 14:36 2pgs
Fees:13.00 Taxes:628.63
[redacted]
20030707-0093099

This Document is being rerecorded correct the vesting of the Buyers name, By inadvertence and mistake, The husband's name was added to the deed and should have been just Jonie Chavez, married, The name Jeffrey Del Chavez is hereby deleated from this conveyance.

Davidson County DEEDWARR
Recvd: 09/19/03 08:12 2pgs
Fees:12.00 Taxes:0.00
20030919-0138664

RE RECORD

Witness my/our hand(s) this 9th day of June, 2003.

Brian A. Hunt

Heather G. Hunt

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 Brian A. Hunt and Heather G. Hunt with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2003.

Commission expires: May 28, 2006

Beth Triplett Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006