#6185
Box 13

Davidson County DEEDWARR
Recvd: 09/19/03 08:33 2pgs
Fees:13.00 Taxes:388.50
20030919-0138684

WARRANTY DEED

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billie D Koenig	American Mortgage Network, Inc	Map: 150
(NAME) 461 Cedarcliff Drive	(NAME) 11625 Rainwater Drive Bldg. 500 Suite 650	Group: 01-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Alpharetta, GA 30004	Parcel: 245
(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, Shirley S. Greer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ,Billie D Koenig and wife, Erma R Koenig and Mary Blackburn unmarried, Joint Tenants with right of survivorship, 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. 218 Cherry Hills Section 4, as shown by plat of record in Plat Book 4460, page 21, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley S. Greer by deed from William T Davis and wife, Mary Kaye Davis of record in Deed Book 5873, page 445, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 4460, Page 21, Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4512, Page 212 and in Deed Book 4460, page 21, Register's Office of said County.

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

unimproved ☐

This is improved ☒ property, known as 461 Cedarcliff 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 my/our hand(s) this.

Shirley S. Greer

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shirley S. Greer 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 29 day of August, 2003

My Commission Expires:_____

Notary Public

RACHEL DALLAS
MY COMM. EXP.
NOTARY PUBLIC
AT
LARGE
MARCH 19, 2006
RUTHERFORD CO., TENNESSEE

File Number23070956
RETURN TO:
Cumberland Title Company
695 President Place , Suite #202
Smyrna, TN 37167