WARRANTY DEED

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO., TN MY COMMISSION EXPIRES SEPT. 30 2006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2003

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/25/03 10:24 2pgs
Fees:13.00 Taxes:532.80

20030925-0142145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Davis	Guaranty Trust Company-Murfreesboro	142-14-54.00
(NAME)	(NAME)	
550 Bellevue Rd. N	640 Broadmor Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro Tennessee 37129	
(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, Troy Sengsing* and Wife, Harmony Sensing, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris Davis, 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:

* Sensing

Being Lot No. 12 on the Plan of Westward Winds,, as of record in Plat Book 3700, Page 32, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Troy Sengsing and Wife, Harmony Sensing by deed from John Lee Carter and wife, Martha Moore Carter of record in Instrument No. 20020819-0099661, Register's Office for said County.

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

Subject to 2003 Taxes having been prorated and assumed by the buyer.

unimproved ☐

This is improved ☒ property, known as 550 Bellevue Rd. N, Nashville, TN 37221

(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 19th day of September, 2003.

Troy ~~Sengsing~~ Sensing

Harmony Sensing

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 Troy Sengsing and Wife, Harmony Sensing the bargainor's, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this ~~9/5/2003~~ 19th day of September, 2003

My Commission Expires:

GINA A. MORROW
NOTARY PUBLIC
DAVIDSON CO. TN
MY COMMISSION EXPIRES
SEPT. 30 2006

Notary Public

File Number23080614
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027