WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/03 16:19 2pgs
Fees:13.00 Taxes:624.93

20031008-0149632

NOTARY PUBLIC AT LARGE
RFORD CO., TENN.
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,900.00

Lori Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2003.

Angela M. Fake
Notary Public

MY COMMISSION EXPIRES: ~~October 9, 2003.~~ 1-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandra Chisom	First Magnus Financial Corp	149-10-0-120.00
(NAME)	(NAME)	
5112 Countryside Drive	5288 E. Williams Circle #2000	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tucson, AZ 85711	
(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, Jack Williams Construction Company, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chandra R. Chisom and husband Cecil S. Chisom, 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. 3 on the Final Plat of Pebble Trail Addition, of record in Instrument No. 20011211-0136419, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Jack Williams Construction Company, Inc. by deed of record in Instrument 20000619-0060726, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jack Williams Construction Company, Inc., by Lori Holloway as its Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20031008-0149630 **, in the Register's Office for Davidson County, Tennessee.**

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 5112 Countryside 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 our hands this 3rd day of October, 2003.

Jack Williams Construction Company, Inc.

By: Lori Holloway

Lori Holloway, Attorney-in-Fact

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact of the Jack Williams Construction Company, Inc., a corporation, and that he as such Attorney-in-Fact by signing the name of the corporation by herself as Attorney-in-Fact

Witness my hand and seal at Antioch, Tennessee, this 3rd day of October, 2003.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

