WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 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
Tammy Bennet	Tammy Bennet	109-1A-19
(NAME)	(NAME)	
3704 Lakeridge Pass	3704 Lakeridge Pass	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(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, Dallas E. Speight and wife, Shelia W. Speight, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAMMY BENNET, 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:

BEING Lot No. 68, on the Plan of Phase One, Lakeridge, of record in Plat Book 7900, Page 962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dallas E. Speight and wife, Shelia W. Speight, by deed of record in Instrument No. 200005300053450, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dallas E. Speight and wife, Shelia W. Speight by Scott D. Speight as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * , in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 3704 Lakeridge Pass, Nashville, TN 37214
(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.

* 20031010-0150863

Davidson County DEEDWARR
Recvd: 10/10/03 13:50 2pgs
Fees:13.00 Taxes:846.93

20031010-0150864

Witness my/our hand(s) this 23rd day of September, 2003.

Dallas E. Speight By His Attorney in Fact
Scott D Speight
Dallas E. Speight, by his atty in fact Scott D. Speight

Shelia W. Speight by her Attorney in fact Scott D Speight
Shelia W. Speight, by her atty in fact Scott D. Speight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23th day of September, 2003, before me personally appeared Scott D. Speight, the person who executed the foregoing instrument on behalf of Dallas E. Speight and Shelia W. Speight and who acknowledged that he executed the same as the free act and deed of the said Dallas E. Speight and Shelia W. Speight, through Power of Attorney granted him by the said Dallas E. Speight and Shelia W. Speight.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2003.

Commission expires: May 28, 2006

Notary Public

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