Box 13
#6637

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 $100,000.00

Darlene V. Patton
Affiant

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

Beth Triplett
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
Darlene V. Patton	Darlene V. Patton	149-9-182
(NAME)	(NAME)	
4813 Barclay Square Drive	4813 Barclay Square Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Jason R. Gallardo and wife, Wendy Diane Gallardo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darlene V. Patton 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. 79 lying in the 31st Councilmatic District of Davidson County, Tennessee, known as Barclay Square Subdivision, Section III, of record in Book 4675, Page 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 79, being a corner lot, fronts 68.82 feet on the southerly margin of Barclay Square Drive and fronts 53.28 feet on the westerly margin of Tina Court, said frontages being joined by a curve measuring 37.05 feet. The Westerly line of said Lot No. 79 extends back 108.92 feet where it intersects the southerly line measuring 107.48 feet thereon.

Being the same property conveyed to Jason R. Gallardo and wife, Wendy Diane Gallardo, by deed of record in Instrument No. 199912230306859, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Jason R. Gallardo and Wendy Diane Gallardo by Carolyn Adcock 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.

* 20031017-0154214

unimproved ☐
This is improved ☒ property, known as 4813 Barclay Square 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.

Davidson County DEEDWARR
Recvd: 10/17/03 14:08 2pgs
Fees:13.00 Taxes:370.00
20031017-0154215

Witness my/our hand(s) this 29th day of September, 2003.

Jason R. Gallardo by Carolyn Adcock Atty in fact

Jason R. Gallardo

Wendy Diane Gallardo by Carolyn Adcock Atty in fact

Wendy Diane Gallardo

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of September, 2003, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Jason R. Gallardo and Wendy Diane Gallardo and who acknowledged that she executed the same as the free act and deed of the said Jason R. Gallardo and Wendy Diane Gallardo, through Power of Attorney granted she by the said Jason R. Gallardo and Wendy Diane Gallardo.

Witness my hand and official seal at Nashville, Tennessee this 29th day of September, 2003.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006