WARRANTY DEED

FILE BOX 19B
03-10-004-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of October, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
LOUIS J. CATIGNANI	FRANKLIN AMERICAN MORTGAGE COMPANY	161-10-0-A
(NAME) 5301 Hunters Ridge	(NAME) 501 Corporate Centre Drive, Ste. 400	74.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MARVIN L. WILKER, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LOUIS J. CATIGNANI, AN UNMARRIED MAN**, hereinafter called the Grantee(s), 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. 93, on the Plan of the Villages at Brentwood, a Planned Unit Development, Phase One, of record in Book 5200, Page 613, 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 all the same property conveyed to Maren E. Wilker, unmarried and Marvin L. Wilker, married, by Deed from Michael T. Hurst, unmarried, of record in Instrument No. 20000517-0049499, Register's Office for Davidson County, Tennessee. Subsequently, Karen Hurtt Wilker having conveyed her interest to Marvin L. Wilker, AKA, Marvin Lee Wilker, pursuant to the terms of a Divorce Decree and Marital Dissolution Agreement, by Deed of record, in Instrument No. 20030225-0024841, said Register's Office. Then Maren E. Wilker, NKA, Maren W. Harvey and husband, Brandon Harvey, having conveyed their interest to Marvin L. Wilker, unmarried, by Deed of record, in Instrument No. 20030801-0109654, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Plan of the Villages of Brentwood, Phase 1, of record in Book 6143, Page 11, as amended in Book 6398, Page 495, in Book 6852, Page 492, in Book 7207, Page 251, and in Book 8507, Page 831, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 10/17/03 15:43 2pgs
Fees:13.00 Taxes:399.60

20031017-0154324

BEING unimproved ☐
Improved ☒ property known as: 5301 Hunters Ridge, Nashville, TN, 37211.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 16th day of October, 2003.

Marvin L Wilker

MARVIN L. WILKER

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 **MARVIN L. WILKER, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of October, 2003.

My Commission Expires: 03/31/07

Notary Public

