WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,100.00**

Amber Bennett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF OCTOBER, 2003.**

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(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
Amber Bennett	**CTX Mortgage Company LLC**	**163-02-0-095.00**
(NAME)	(NAME)	
5132 Highlander Drive	**801 94th Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**St. Petersburg, FL 33702**	
(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, **Jerry Butler Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Bennett**, 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. 146 on the Plan of Hickory Highland Place, Section Two, Phase Three of record in Instrument No.20020315-0032956, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Jerry Butler Builders, LLC** by deed of record in Instrument 20020812-0096961, 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 **5132 Highlander 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: 10/21/03 10:25 2pgs
Fees:13.00 Taxes:481.37
20031021-0155337

Witness **our hands** this **17th day of October, 2003**.

Jerry Butler Builders, LLC

By: Jennifer Ellis

By: Jennifer Ellis, Agent

Attest:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of October, 2003, before me personally appeared Jennifer Ellis, the person who executed the foregoing instrument on behalf of Jerry Butler Builders, LLC, pursuant the resolution of Jerry Butler Builders, LLC, dated 10-7-03 and acknowledged that she executed the same as the free act and deed of the said Jerry Butler Builders, LLC, through authority granted her by the said Resolution of Jerry Butler Builders, LLC dated 10-7-03.

Commission Expires 8/20/07

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.