WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeboria Russell	Jeboria Russell	149-9-256
(NAME)	(NAME)	
5025 Streamfield Pass	5025 Streamfield Pass	
(ADDRESS)	(ADDRESS)	
Antioch, TN 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, Laura B. Shuler and husband, Rodriquez Shuler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeboria Russell and Demond Scott, Wife and Husband, 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. 74 on the Plan of Hunters Run, Section One, of record in Plat Book 9700, Page 341, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Laura B. Shuler, married, by Warranty Deed dated September 30, 1999 from Jerry Butler Builders, LLC, of record in Book 11687, Page 190, 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 5025 Streamfield Pass, 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: 10/22/03 12:08 2pgs
Fees:13.00 Taxes:481.00
20031022-0156289

Witness my/our hand(s) this 6th day of October, 2003.

Laura B. Shuler

Rodriquez Shuler

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 Laura B. Shuler and Rodriquez Shuler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 2003.

Commission expires: November 27, 2004

Deborah K. Devine Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665

#881