WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: December 10, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/19/03 13:36 2pgs
Fees:13.00 Taxes:654.90

20031219-0181187

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicky Grant-Micah	Vicky Grant- Micah	Map 149-07-0-A, Parcel 105
(NAME)	(NAME)	
736 Dover Glen Drive	736 Dover Glen Drive	
(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, **Genet Dawitt, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Vicky Grant-Micah, 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. 105 on the Plan of Chelsea Village, Section 1, of record in Book 7900, Page 119-121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Genet Dawitt, unmarried from Jerry W. La Quiere and wife, Donna La Quiere by Warranty Deed dated April 4, 2003 and of record in Instrument No. 20030407-0045502, Register's Office for Davidson County, Tennessee. ~~Further being the same property conveyed to Jerry W. La Quiere by Quitclaim Deed from Andrew H. Tramell and Jennifer Tramell, his wife, of record in Instrument NO. 20030328-0040990, Register's Office for said County. Further being the same property conveyed to Jerry W. LaQuiere from Andrew H. Tramell and Jennifer Tramell, his wife, by Quitclaim deed dated March 22, 2002 and of record in Instrument No. 20030328-0040990, said Register's Office. And further being the same property conveyed to Andrew Tramell and wife, Jennifer Tramell from The Farazmand Family 1994 Trust by Warranty Deed dated July 9, 1999 and of record in Book 11579, Page 436, said Register's Office.~~

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 736 Dover Glen 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.

Witness my hand this 25th day of November, 2003.

Genet Dawitt

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 Genet Dawitt, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 25th day of November, 2003.

Commission expires: December 10, 2003

Darlene Short Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076