# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/04 15:09 2pgs
Fees:13.00 Taxes:397.75

20040107-0002858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 3-25-06

(AFFIX SEAL)

Davidson County Notary Public Tennessee Large

**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 |
|---|---|---|
| Douglas Ashe | FHHLC 1555. W. Walnut Hill Lane #200 | 150-10-147 |
| (NAME) 3105 Roundwood Forest Lane | (NAME) Lane | |
| (ADDRESS) Antioch, Tennessee 37013 | (ADDRESS) Irving, TX 75038 | |
| (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, Roy D. Albright and wife, Donna M. Albright, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Ashe and wife, Jane A. Ashe, 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. 52 on the Plan of Roundwood Forest, Section Two of record in Plat Book 6250, Pages 548 and 549, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Roy D. Albright and wife, Donna M. Albright, by deed of record in Book 10144, Page 167, 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 3105 Roundwood Forest Lane, 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.

DEC-30-2003 15:54 ADVANTAGE TITLE BL MD 1 615 292 9838 P.06

Witness our hands this 30th day of December, 2003.

Roy D. Albright

Donna M. Albright

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 Roy D. Albright and Donna M. Albright 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 2003.

Commission expires: ~~May 28, 2006~~ May 30, 2007

Notary Public

KRYSTAL HEDGEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

DEC-30-2003 15:55 ADVANTAGE TITLE BL MD 1 615 292 9838 P.07