P8682

Book

Davidson County DEEDWARR
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20040112-0004708

# WARRANTY DEED

P-CBB-03-712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/26/05
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patrick Douglas Green | SAME | |
| 712 Waller Road | (NAME) | 181-14-0-004.00 |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, Tennessee 37027 | | |
| (CITY) (STATE) (ZP) | (CITY) (STATE) (ZP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN AMBROSE AND JOYCE AMBROSE, HUSBAND AND WIFE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PATRICK DOUGLAS GREEN AND WIFE, LINDA JANE GREEN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 8 on the Plan of Phase I of Bedford Forest, as of record in Plat Book 9700, Page 771, 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 the same property conveyed to John R. Ambrose and Wife, Joyce S. Ambrose by deed from Leatherwood, Inc. of record in Instrument No. 200011060109927, Register's Office for said County, executed on November 1, 2000 and filed on November 6, 2000.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 712 Waller Road, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (Cty 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/our hand(s) this 9th day of January, 2004.

John Ambrose

Joyce Ambrose

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John Ambrose and Joyce Ambrose, 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 Brentwood, Tennessee, this 9th day of January, 2004.

My Commission Expires: 1/24/05

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 9th day of January, 2004.

My Commission Expires _____

_____
Notary Public

**RETURN TO:**
**PRESTIGE TITLE, LLC**

1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027

615-515-6800