Box 13 # 7176

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/04 10:51 2pgs
Fees:13.00 Taxes:408.48
20040121-0007922

STATE OF ~~TENNESSEE~~ Louisiana
COUNTY OF ~~DAVIDSON~~ Jefferson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2004

Notary Public #41317

MY COMMISSION EXPIRES: ~~May 28, 2006~~.
(AFFIX SEAL)

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
Beverly J. Wade	Beverly J. Wade	150-11-159
(NAME)	(NAME)	
3452 New Towne Road	3452 New Towne Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, Anna C. Harris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beverly J. Wade, 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:

Land in Davidson County, Tennessee, being Lot No. 193, Resubdivision of Lots 193, 194, 195, and 196, Section Three, Towne Village of the County, of record in Plat Book 5200, Pages 268 and 269, as resubdivided in Book 5800, Page 340, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anna C. Harris, by deed of record in Book 10098, Page 65, 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 3452 New Towne Rd., 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 13th day of January, 2004.

Lynda L. Faist

Carol S. James

Anna C. Harris

Anna C. Harris

STATE OF ~~TENNESSEE~~ Louisiana

COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna C. Harris with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Kenner, Louisiana this.

Commission expires: ~~May 28, 2006~~ Upon My Death

Jane M. Abshire

Notary Public

Jane M. Abshire
#41319