WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/11/04 08:26 2pgs
Fees:13.00 Taxes:222.00
20040211-0016257

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-3915

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl R. Murray	Fieldstone Mortgage Company	083-01-0-164.00
(NAME)	(NAME)	
1325 General MacArthur Drive	5111 Commerce Crossing Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Louisville, KS 40229	
(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, Roger Costa and Jeffery Swink, both married men HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl R. Murray and wife, Glenda J. Murray, 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 the westerly one-half of Lot No. 12 on the Map of W. H. Hyronemus Addition of record in Book 161, Page 174 (erroneously referred to as Book 161, Page 175 on all prior deeds), Register's Office for Davidson County, Tennessee, as follows, to-wit:

Said part of said lot fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Roger Costa and Jeffery Swink by Warranty Deed from Durward W. Seely, unmarried, dated January 18, 1983, of record in Book 5995, Page 431, Register's Office for Davidson County, Tennessee.

Carole Costa joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Roger Costa.

Esther Swink joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Jeffery Swink.

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 1035 Granada Avenue, Nashville, TN 37206

(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 our hands this 29th day of January, 2004.

Carole Costa
Carole Costa

Esther Swink
Esther ~~Costa~~ Swink ES

Roger Costa
Roger Costa

Jeffery Swink
Jeffery Swink

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Costa and Jeffery Swink 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 29th day of January, 2004.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby certify that on this 29th day of January, 2003 before me, a Notary Public in and for the State and County aforesaid, personally appeared Carole Costa and Esther Swink, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purposes therein contained.

AS WITNESS my hand a Notarial Seal the day and year first above written.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027