WARRANTY DEED

B=3907

Return To:

Jack Case Wilson Title Assoc.
7100 Executive Ctr. Dr., #150
Brentwood, TN 37027

PENNY C... DAVIDSON COUNTY, TENNESSEE ... AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 7/25/04

(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
Calum McDonald	Union Planters Bank ~~Calum McDonald~~	151-9A-178
(NAME) 4364 Cambridge Dr.	(NAME) 7130 Goodlett Farms Pkwy ~~4364 Cambridge Dr.~~	
(ADDRESS) Antioch, TN. 37013	(ADDRESS) Cordova TN 38016 ~~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, Vanessa R. Kiser and husband Jon E. Kiser, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calum McDonald, single person 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. 178 on the plan of Phase 2 Section 1 Long Hunter Chase Phase 2 a Planned Unit Development of record in Book 7900, Pages 763-764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vanessa R. Kiser and husband, Jon E. Kiser, by deed of record in Instrument No. 20020423-0050235,Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Vanessa R. Kiser and Jon E. Kiser by Jack Kalish as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040213-0017529, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4364 Cambridge Dr., 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.

Davidson County DEEDWARR
Recvd: 02/13/04 13:44 2pgs
Fees:13.00 Taxes:619.75

20040213-0017530

Witness our hands this 30th day of January, 2004.

Vanessa R. Kiser by Jack Kalish

Vanessa R. Kiser
By Jack Kalish her attorney in fact

Jon E. Kiser by Jack Kalish

Jon E. Kiser
By Jack Kalish his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of January, 2004, before me personally appeared Jack Kalish, the person who executed the foregoing instrument on behalf of Vanessa R. Kiser and Jon E. Kiser and who acknowledged that he executed the same as the free act and deed of the said Vanessa R. Kiser and Jon E. Kiser , through Power of Attorney granted him by the said Vanessa R. Kiser and Jon E. Kiser

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 2004.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplettt Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006