(1)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2004.

Notary Public

MY COMMISSION EXPIRES: 12/13/06
(AFFIX SEAL)

M. DANIEL HARNESS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 02/24/04 12:42 2pgs
Fees:13.00 Taxes:388.50
20040224-0020811

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnnie Randolph	Johnnie Randolph	83-2-326
(NAME)	(NAME)	
1210 Greenwood Court	1210 A&B Greenwood Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Shantell D. Pillow

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnnie Randolph,

HEREINAFTER CALLED THE GRANTEE(S), 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. 1 on the Plan of Greenwood Manor, as of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Maurice J. Schwegman and wife, Teri A. Schwegman to Shantell D. Pillow, single by deed dated and filed for record in Instrument number 20010719-0076789, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien but not yet due and payable.

Any and all matters as shown on the plan of record in Plat Book 3700, page 6, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Book 3886, page 340; Book 9205, page 248, Register's Office for Davidson County, Tennessee.

All easements, restrictions, and other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1210 A&B Greenwood Court, 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.

SDP

Witness my hand this 17th day of February, 2004.

Shantell D. Pillow

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shantell D. Pillow, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 17th day of February, 2004.

Commission expires: 12/13/06

Notary Public

M. DANIEL HARNESS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.