WARRANTY DEED

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
C4TN00591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Bilicki	Union Planters Bank, N.A.	133-3-126
(NAME)	(NAME)	
3311 Dumas Drive	7130 Goodlett Farms Pkwy.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cordova, TN 38016-4908	
(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, Barbara C. Rufle,*By: Hollace McKinley as Attorney-in-Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Bilicki, 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. 165 on the Plan of Glencoe Acres, Section II of record in Plat Book 1835, Page 136, 137, and 138, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara C. Rufle by Warranty Deed dated December 20, 1996, from Cynthia A. Osborn of record in Book 10321, Page 377, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record, including Joint Driveway Easement as set out in Book 9142, Page 709, Register's Office for Davidson County, Tennessee.

*The said Barbara C. Rufle is unmarried.

unimproved ☐

This is improved ☒ property, known as 3311 Dumas Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 02/24/04 16:23 2pgs
Fees:13.00 Taxes:418.10
20040224-0021089

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 12th day of February, 2004.

Barbara C. Rufle by Hollace McKinley Attorney-in-fact

Barbara C. Rufle
By: Hollace McKinley as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of February, 2004, before me personally appeared Hollace McKinley, the person who executed the foregoing instrument on behalf of Barbara C. Rufle, and acknowledged that he executed the same as the free act and deed of the said Barbara C. Rufle, through Power of Attorney granted Hollace McKinley by the said Barbara C. Rufle.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2004.

Commission expires: November 27, 2004

NOTARY PUBLIC AT LARGE

Deborah K. Devine Notary Public