2nd
Bux 64

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$193,800.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF MARCH, 2004.**

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 03/25/04 10:48 2pgs
Fees:13.00 Taxes:717.06
20040325-0033735

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Palmer	**Argent Mortgage Company, LLC**	**136-5-A-36CO**
(NAME)	(NAME)	
2937 Harbor Lights Drive	**333 Westchester Avenue, 1st Floor**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**White Plains, NY 10604**	
(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, **Jeff Hurley and wife Karen A. Hurley and A.J. Johnson, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Palmer, a single man**, 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. 132 on the Plan of Bayview Estates, Phase One, First Revision (A Planned Unit Development) of record in Book 9700, Page 920, 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 Jeff Hurley and wife, Karen A. Hurley and A.J. Johnson, unmarried by deed of record in Instrument 20021111-0138982, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Jeff Hurley and Karen A. Hurley by Gail M. Johnson as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040325-0033734, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2937 Harbor Lights Drive, Nashville, TN 37217**

(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/our hand(s)** this **19th day of March, 2004**.

A.J. Johnson

Jeff Hurley - by Gail Johnson - attorney in fact
Jeff Hurley

Karen A. Hurley - by Gail Johnson - attorney in fact
Karen A. Hurley

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named A.J. Johnson 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 Nashville, Tennessee, this 19th day of 2004.

Commission expires:
1-25-2006

Angela M. Lake
Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

State of Tennessee
County of Davidson

On this 19th day of March, 2004 before me personally appeared Gail M. Johnson, the person who executed the foregoing instrument on behalf of Jeff Hurley and Karen A. Hurley, and acknowledged that they executed the same as the free act and deed of the said Gail M. Johnson, through Power of Attorney granted Gail M. Johnson, by the said Jeff Hurley and Karen A. Hurley.

Angela M. Lake
Notary Public

Commission Expires: 1-25-2006

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.