WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$104,900.00**

Sylvia E. Ross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC RUTHERFORD CO., TN

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
Sylvia E. Ross	**Fieldstone Mortgage Company**	**162-2 118**
(NAME)	(NAME)	
206 Coleridge Court	**11000 Broken Land Parkway, Suite 600**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MD 21044**	
(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, **Catherine C. Wyatt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia E. Ross and husband Bradford L. Ross**, 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. **170** on the Plan of **Colewood Acres Subdivision**, Section II of record in Plat Book **3700**, Page **135**, Register's Office for said County.
Said lot No. 170 Fronts 88.00 feet on the northwesterly margin of Coleridge Court and extends back 142.9 feet on the westerly line and 106.5 feet on the easterly line to a line in the rear on which is measures 59.3 feet thereon.

Being the same property conveyed to **Catherine Wyatt** by deed of record in Book 4343, Page 738, and Register's Office for **Davidson** County, Tennessee.

The said William Thomas Wyatt having since died.

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

unimproved ☐

This is improved ☒ property, known as **206 Coleridge Court, 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: 04/21/04 13:29 2pgs
Fees:13.00 Taxes:388.13
20040421-0045338

Witness **my/our hand(s)** this **15th day of April, 2004**.

Catherine C. Wyatt

Catherine C. Wyatt

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 Catherine C. Wyatt 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 Antioch, Tennessee, this 15th day of April, 2004.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

