Davidson County DEEDWARR
Recvd: 05/03/04 10:51 2 pgs
Fees:13.00 Taxes:464.35

20040503-0049959

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,500.00.

Doris P. Carver
Affiant

LOUISE N. TURPIN NOTARY PUBLIC AT LARGE WILSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 2004.

Louise N. Turpin
Notary Public

MY COMMISSION EXPIRES: 3/11/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris P. Carver	Countrywide Home Loans	Map 149 Group 10A Parcel 12.00
2848 Rader Ridge Court	P.O. Box 10212	
Antioch, Tennessee 37013	Van Nuys, CA 91410-0212	
(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, DARRIN R. GEARHEART, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORIS P. CARVER, A Single Woman, 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. 12 on the Plan of Pebble Trail Villas PUD of record in Plat Book 9700, Page 721 and 722, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Darrin R. Gearheart by deed from Continental Development & Construction, Inc. of record in Instrument No. 20011030-0118130, said Register's Office.

This is the same description as in previous deed of record.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11084, Page 589, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 2848 Rader Ridge 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 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 24 day of April, 2004.

Darrin R. Gearheart

Darrin R. Gearheart
DL# 90862243

STATE OF Indiana

COUNTY OF Huntington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrin R. Gearheart, 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 office, this 24 day of April, 2004.

Commission expires: _

DEBRA K. MILHOLLAND
Notary Public, Wells County, IN
My Comm. Expires Dec. 20, 2008

Notary Public