Box 13 #8064

WARRANTY DEED



My Commission Expires MAY 23, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$162,750.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Kempvanee	American Mortgage Network, Inc., a Delaware Corporation	22-2/68
(NAME)	(NAME)	
209 Baylee Mika Place	11625 Rainwater Drive, Bldg 500	
(ADDRESS)	(ADDRESS) Suite 650	
Joelton, TN 37080	Alpharetta, GA 30004	
(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, Daniel A. Wiser and wife, Teresa L. Wiser,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Kempvanee and wife, Shantele L. Kempvanee, 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:

*Teresa L. Wiser F.K.A. Teresa L. Averette

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Chase Pointe Section Five of record in Plat Instrument No. 200001100003085, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Wiser and wife, Teresa L. ~~Wiser,~~ Averette by deed of record in Instrument No. 20010228-0018717, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Daniel A. Wiser and Teresa L. Wiser by Victor Hazelwood as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040609-0068235 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 209 Baylee Mika Place, Joelton, TN 37080
(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: 06/09/04 12:25 2pgs
Fees:13.00 Taxes:602.18



20040609-0068236

Witness our hands this 27th day of May, 2004.

Daniel A. Wiser by Victor Hazelwood his Atty in fact

Daniel A. Wiser

Teresa L. Wiser by Victor Hazelwood her Atty in-fact

Teresa L. Wiser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27th day of May, 2004, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Daniel A. Wiser and Teresa L. Wiser and who acknowledged that he executed the same as the free act and deed of the said Daniel A. Wiser and Teresa L. Wiser, through Power of Attorney granted him by the said Daniel A. Wiser and Teresa L. Wiser.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006