# WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/9/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katie Taylor | Option One Mortgage Corporation | 053-16-267.00 |
| (NAME) | (NAME) | |
| 748 Stone Hedge Drive | 1600 Parkwood Circle, Suite 615 | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Atlanta, GA 30339 | |
| (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, Erik W. Larsen and Melissa L. Burgess, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katie Taylor, 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. 13 on the Plan of Stone Hedge, Section 4, as of record in Plat Book 9700, Page 265, as amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik W. Larsen and Melissa L. Burgess, by deed from Universal Builders, LLC, of record in Book 10726, Page 802, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 748 Stone Hedge Drive, Old Hickory, TN 37138

(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 our hands this 26th day of May, 2004.

Erik W. Larsen

Melissa L. Burgess

State of Tennessee
County of Davidson

I hereby certify that on this 28th of May, 2004 before me, a Notary Public in and for the State and County aforesaid, personally appeared Erik W. Larsen and Melissa L. Burgess, known to me or satisfactorily proven to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

As witness my hand and official seal this 28th day of May, 2004.

Notary Public

My commission expires: 7/9/04

Davidson County DEEDWARR
Recvd: 06/16/04 12:30 1pgs
Fees:13.00 Taxes:436.60

20040616-0071238