WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Jeanie Barrier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer S. Orth	~~America's Wholesale Lender~~ new owner	**103-2-204**
(NAME)	(NAME)	
5641 Meadowcrest Lane	~~3011 Armory Drive, Suite 120~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	~~Nashville, TN 37204~~	
(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, **DAWN GUIDRY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER S. ORTH, 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. 132 on the plan of Richland Meadows, Section Three, of record in Book 2083, page 100 Register's Office for said County

Being the same property conveyed to Dawn Guidry, an unmarried woman, by deed from Elizabeth U. Stallworth and husband, Jeff B. Stallworth of record in Instrument No. 20020626-0076894 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **5641 Meadowcrest Lane, Nashville, TN 37209**

(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 hand this 30th day of July, 2004.

Davidson County DEEDWARR
Recvd: 08/02/04 14:23 2pgs
Fees:13.00 Taxes:462.50

20040802-0092239

Dawn Guidry
Dawn Guidry
By: Jeanie Barrier, her Attorney in Fact

Jeanie Barrier, her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanie Barrier with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Dawn Guidry and being authorized to act on behalf of said persons, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: July 21, 2007



My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public