Return to:

Hickory Hollow Title, LL
301 S perimeter Park Drive
Suite 114
Nashville, TN 37211

WARRANTY DEED

ANTHONY DURGAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,941.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~January 25, 2006.~~ Jan. 9, 06

(AFFIX SEAL)

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
Derrick Brian Corbett	**Volunteer Trust Mortgage Corporation**	**163-01-45**
(NAME)	(NAME)	
4116 Highlander Court	**301 S. Perimeter Park Drive, #125**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37211**	
(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, **William A. Lenhard and wife Sally Ann Lenhard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Brian Corbett, 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. 46 on the Plan of Hickory Highland Place, Phase 1 of record in Plat Book 9700, Page 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **William A. Lenhard and wife Sally Ann Lenhard** by deed of record in Book 10880, Page 700, Register's Office for **Davidson** County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **4116 Highlander 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.

PICK-UP

Davidson County DEEDWARR
Recvd: 08/09/04 14:34 2pgs
Fees:13.00 Taxes:628.78

20040809-0095979

Witness **my/our hand(s)** this **27th day of July, 2004**.

William A. Lenhard

William A. Lenhard

Sally Ann Lenhard

Sally Ann Lenhard

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 William A. Lenhard and Sally Ann Lenhard 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 Nashville, Tennessee, this 27th day of July, 2004.

Commission expires: 1-25-2006

Angela M. Lake
Notary Public

