40-A

# WARRANTY DEED

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 1/29/05

(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 |
|---|---|---|
| Mary K. Maza | Franklin American Mortgage Company | 151-9A-240 |
| (NAME) | (NAME) | |
| 6717 Ascot Drive | 501 Corporate Centre Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | Franklin, TN 37067 | |
| (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, John L. Cherry, Jr. and wife, Regina Wood HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary K. Maza, 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. 240 on the Plan of Final Plat of Phase 3, Section I, Long Hunter Chase, of record in Instrument No. 20001103-0109138, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John L. Cherry, Jr., by deed of record in Instrument 20030311-0032397, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of John L. Cherry, Jr. by Regina Wood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. * in the Register's Office for Davidson County, Tennessee.

*20040823-0101751

Regina Wood joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 6717 Ascot Drive, 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.

Davidson County DEEDWARR
Recvd: 08/23/04 15:25 2pgs
Fees:13.00 Taxes:521.33

20040823-0101752

AUG-16-2004 15:28 ADVANTAGE TITLE 615 777 2015 P.06/23

Witness my hand this 20th day of August, 2004.

John L. Cherry Jr. by Regina Wood Atty in Fact

John L. Cherry Jr., by Regina Wood, pursuant to Power of Attorney of record in *

Regina Wood Regina Wood

*Instrument No. _____, Register's Office for Davidson County, TN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of August, 2004, before me personally appeared Regina Wood, the person who executed the foregoing instrument on behalf of John L. Cherry, Jr. and who acknowledged that she executed the same as the free act and deed of the said John L. Cherry, Jr., through Power of Attorney granted she by the said John L. Cherry. Jr.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Wood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2004.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

AUG-16-2004 15:28 ADVANTAGE TITLE 615 777 2015 P.07/23