WARRANTY DEED

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(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
Benjamin R. Cartwright	Columbia National, Inc.	108-3-181
(NAME)	(NAME)	
1108 Waggoner Court West	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Columbia, MD 21046-3050	
(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, Louis G. Taylor, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin R. Cartwright and wife, Elizabeth A. Cartwright, 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:

*BY AND THROUGH CAROLYN ADCOCK, ATTORNEY IN FACT

Being Lot No. 135-B in Zero Lot Division, Section 6, Patio Villa, as of record in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Louis G. Taylor, unmarried, by deed of record in Book 11283, Page 757, 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 Louis G. Taylor by Carolyn Adcock as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040827-0103733, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1108 Waggoner Court West, Nashville, TN 37214
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Davidson County DEEDWARR
Recvd: 08/27/04 09:50 2pgs
Fees:13.00 Taxes:373.70

20040827-0103734

Witness my hand this 25th day of August, 2004.

Louis G. Taylor

Louis G. Taylor
by Carolyn Adcock
Atty in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 25th day of August, 2004, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Louis G. Taylor and who acknowledged that she executed the same as the free act and deed of the said Louis G. Taylor, through Power of Attorney granted she by the said Louis G. Taylor.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2004.

Commission expires: 5/30/07

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

Kristin T. Hedges
Notary Public

My Commission Expires MAY 30, 2007

HUD-25-2004 11:35