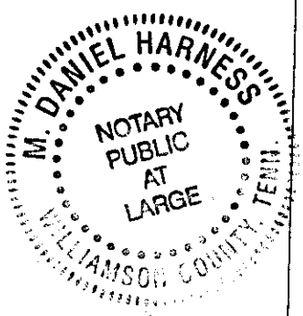
(1)

WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2004

Notary Public

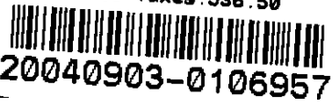
MY COMMISSION EXPIRES: 12/13/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean T. Asberry	Sean T. Asberry	135-14A/56
(NAME)	(NAME)	
1204 Orchard Mountain Court	1204 Orchard Mountain Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/03/04 11:06 3pgs
Fees:18.00 Taxes:536.50



20040903-0106957

FOR AND IN 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, I/WE,

Jackie N. Lack and Mary L. Lack

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean T. Asberry,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2004 taxes and all subsequent years are a lien but not yet due and payable.

2003 County taxes have been paid in the amount of $1,667.12, December 18, 2003.

Any and all matters as shown on the plan of record in Plat Book 6900, page 140, Register's Office for Davidson County, Tennessee.

Restrictions as of record in Book 7067, page 739; Instrument number 20010504-0046048, said Register's Office.

Charter as of record in Book 7058, page 234, said Register's Office.

All easements, restrictions, and other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1204 Orchard Mountain 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.

Witness our hands this 15th day of July, 2004.

Jackie N. Lack

Mary Lack

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jackie N. Lack, , and wife Mary Lack with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 15th day of July, 2004.

Commission expires: 12/13/06

M. DANIEL HARNESS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

File No.: 20040309

EXHIBIT A

Being Lot No. 56 on the Plan of Pinnacle Point Subdivision, Phase 2, as of record in Plat Book 6900, page 140, 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 Jackie N. Lask, and wife by deed from Centex Real Estate Corporation, dated November 27, 1989 and filed for record on November 29, 1989 in Book 7993 page 760, Register's Office for Davidson County, Tennessee.