#2713
Box 13

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENENSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Heidi G. Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

My Commission Expires May 28, 2006

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: New Owner	MAP-PARCEL NUMBERS
Bob Zeus Will	~~First Horizon Home Loan Corporation~~	135-10C-56
(NAME)	(NAME)	
3008 Sky Valley Grove	~~P.O. Box 7481~~	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	~~Springfield, OH 45501~~	
(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, General Construction Company, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bob Zeus Will, 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. 51 on the Plan of Ransom Park, Section Three, as of record in Instrument No. 20030718-0101335, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to General Construction Company, Inc., by deed of record in Instrument No. 20031203-0173897, Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 09/29/04 10:59 2pgs
Fees:13.00 Taxes:647.50

20040929-0117078

unimproved ☐

This is improved ☒ property, known as 3008 Sky Valley Grove, Nashville, TN 37217
(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

Witness my hand this 16th day of September, 2004.

General Construction Company, Inc., a Tennessee corporation

By: Linda Layne
Linda Layne, Secretary/Treasurer

STATE OF TENENSSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Linda Layne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the sec/treas. of General Construction Company, Inc. a corporation, and that she as such sec/treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as sec. Treas.

Witness my hand and official seal at Nashville, Tennessee this 16th day of September, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

SEP-16-2004 09:18 ADVANTAGE TITLE 615 777 2015 P.05