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Realty Title 48-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,922.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry W. Ham	PrimeTrust Bank	171-7-41
(NAME)	(NAME)	
6424 Cloverbrook Drive	7651 Highway 70 South	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/04/04 10:11 2pgs
Fees:13.00 Taxes:850.71

20041004-0119040

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, George E. Walden and wife, Pleonjai Walden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry W. Ham and wife, Deborah C. Ham, 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, Cloverland Acres, Section 3, of record in Plat Book 4715, Page 116, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Pleonjai Walden, by Quitclaim Deed dated January 14, 1987, from George Walden et tux Pleonjai Walden, of record in Instrument No. 20030922-0139984, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6424 Cloverbrook Dr., Brentwood, TN 37027

(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 24th day of September, 2004.

George E. Walden

Pleonjai Walden

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 George E. Walden, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument by mark for the purposes therein contained.

Witness my hand and official seal at Nashville, Tn, 9th Sept. Tennessee this 9th day of September, 2004.

My Commission Expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES MARCH 31, 2007

SANDRA P. POWELL
NOTARY PUBLIC AT LARGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pleonjai Walden, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2004.

My Commission Expires: November 27, 2004

Deborah K. Devine Notary Public

DEBORAH K. DEVINE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.