WARRANTY DEED

MICHELLE ELISE SANSING Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~ 5/23/05
(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
Timothy L. West	Bank of America	150-2-340
(NAME)	(NAME)	
3147 Justin Towne Court	7059 Northlake Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Tucker, GA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ref. TOS

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, Susan E. LaRue, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy L. West, 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, Tennessee, being Lot No. 16B of Justin Towne, Resubdivision of Lots 13 through 26, Section II as of record in Book 5200, page 528, and re-recorded as Zone Lot Division Lots 16, 21 and 22 Justin Towne in Book 5200, page 681. Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly right of way of Justin Towne Court, said point being the northeast corner of the westerly half of Lot 16; thence leaving said right-of-way south 5 degrees 44 minutes 40 seconds West 71.14 feet to a point; thence south 5 degrees 41 minutes 54 seconds west 47.94 feet to a point: thence south 5 degrees 59 minutes 40 seconds west 80.03 feet to a point; thence north 84 degrees 44 minutes, 57 seconds west 30.00 feet to a point; thence north 5 degrees 50 minutes 00 seconds east 183.94 feet to a point in the southerly right of way of Justin Towne Court; thence with said right of way along a curve 34.06 feet to a point of beginning and containing 5.743 square feet, more or less.

Being the same property conveyed to Susan E. LaRue, unmarried, by deed of record in Book 9998, Page 916, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3147 Justin Towne 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.

Davidson County DEEDWARR
Recvd: 11/03/04 13:54 2pgs
Fees:13.00 Taxes:277.50

20041103-0132575

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

Witness my hand this 29th day of October, 2004.

Susan E. LaRue

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 Susan E. LaRue 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 29th day of October, 2004.

Commission expires: ~~May 28, 2006~~ 5/30/07

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

My Commission Expires MAY 30, 2007

Notary Public