WARRANTY DEED

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/31/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield Blvd., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse M. Foutch	Same	162-02-0-101.00
(NAME)	(NAME)	
4128 Coleridge Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37129		
(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, **James R. Terrell Jr. and wife, Katherine D. Terrell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jesse M. Foutch and wife, Selena G. Foutch**, 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. 78 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, page 135, 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 James R. Terrell Jr. and wife, Katherine D. Terrell by Deed from Richard D. Rose and wife, Melinda R. Rose, of record in Book 10588, page 606, dated August 27th, 1997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2004, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3700, page 135; restrictions of record in Book 4158, page 42; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 4128 Coleridge Drive, 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 October, 2004.

James R. Terrell Jr.

Katherine D. Terrell

Davidson County DEEDWARR
Recvd: 11/04/04 10:11 2pgs
Fees:13.00 Taxes:453.25

20041104-0132988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James R. Terrell Jr. and Katherine D. Terrell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of October, 2004.

Notary Public

My Commission Expires: 11/21/04

ROBIN R. KELLER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

D.W. Weaver, Register
Marshall County Tennessee

Rec #:	108923		
Rec'd:	10.00	Instrument #:	113094
State:	453.25		Recorded
Clerk:	1.00	10/25/2004	at 9:53 am
EDP:	2.00	In Record Book	
Total:	466.25		406
		Pgs	381-382