WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Allison E. Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/23/04 10:14 2pgs
Fees:13.00 Taxes:388.13
20041123-0140231

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Nash	Chase Manhattan Mortgage Corporation	MAP 150
(NAME) 2980 Owendale Drive	(NAME) 5409 Maryland Way	GROUP 09-0
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, Tennessee 37027	PARCEL 101
(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,

Lisa R. Young Walden and Husband Chris Walden,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Nash and Wife, Allison E. Nash ,

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:

Being Lot No. 49 on the Plan of FOREST VIEW PARK, Section FOUR, PHASE TWO, as of record in Plat Book 5200, Page 674 AND AMENDED by Plat Book 6220, Page 648, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lisa R. Young, by QUITCLAIM deed from JAMES WILLIAM YOUNG AND WIFE, GENEVA W. YOUNG of record in Deed Book 11679, page 749 AND FILED FOR RECORD ON SEPTEMBER 29, 1999, Register's Office for said County.

The said Lisa R. Young having since married is joined in this conveyance by her Husband Chris Walden. The said Chris Walden joins in this conveyance in order to convey any and all interest, title, and right he may have in said property.

For the purposes of this transaction, the said Lisa R. Young is also know as Lisa R. Young Walden.

Plat sets out said property is subject to HOA.

Restrictive Covenants of record in Deed Book 6312, Page 609; book 6569, page 294; book 7079, page 472; Book 7235, page 411, Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 7079, Page 506, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2980 Owendale 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 my/our hand(s) this 19th day of November, 2004.

Lisa R. Young Walden

Chris Walden by Lisa R. Young Walden, AIF

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lisa R. Young Walden ~~and Chris Walden~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/19/2004

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

On this the 19th day of November, 2004, before me personally appeared Lisa Walden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chris Walden, and who acknowledged that she executed the same as the free act and deed of the said Chris Walden by virtue of that Power of Attorney, duly executed by the said Chris Walden and appearing of record in Instrument Number 20040818-0099589, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 19th day of November, 2004.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number2411013
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122