WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/23/04 11:28 2pgs
Fees:12.00 Taxes:373.70

20041123-0140323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/23/08

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN MY COMMISSION EXPIRES 5/23/2008

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
Jackie Whack	First Franklin Financial Corp.	108-3-177
(NAME)	(NAME)	
1124 Waggoner Court West	150 Allegheny Center Mall	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Pittsburg, PA 15212	
(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, Joel Nathan Hartz and Douglas B. Hartz and wife, Lynne A. Hartz, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie Leonard Whack, 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:

Being all of Lot 139B on the Plan of Zone Lot Division, Section 6, Patio Villa, of record in Book 6250, page 489, as amended on Book 6250, page 570 and 571, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Nathan Hartz, a single person and Douglas B. Hartz and Lynne A. Hartz, by deed of record in Instrument No. 200008010075746, Register's Office for Davidson County, Tennessee. Douglas B. Hartz being one and the same as Douglas Boyd Hartz. Lynne A. Hartz being one and the same as Lynne Ann Hartz.

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

This instrument is executed on behalf of Douglas Boyd Hartz and Lynne Ann Hartz by Joel Nathan Hartz as thier Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20041123-0140321 and Instrument No. 20041123-0140322 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1124 Waggoner Court West, Nashville, TN 37214

(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.

NOV-18-2004 11:53 ADVANTAGE TITLE 615 777 2015 P.07

Witness our hands this 18th day of November, 2004.

By
Lynne A. Hartz by Joel Nathan Hartz, attorney in fact
Atty in Fact

Joel Nathan Hartz

By
Douglas B. Hartz by Joel Nathan Hartz, attorney in fact
Atty in Fact

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 Joel Nathan Hartz 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 for the purpose therein contained.

On this the 18th day of November, 2004, before me personally appeared Joel Nathan Hartz, the person who executed the foregoing instrument on behalf of Douglas B. Hartz and Lynne A. Hartz and who acknowledged that he executed the same as the free act and deed of the said Douglas B. Hartz and Lynne A. Hartz, through Power of Attorney granted he by the said Douglas B. Hartz and Lynne A. Hartz.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November, 2004.

Commission expires: 5/30/07

KRYSTIN HEDGE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

Notary Public