WARRANTY DEED

2004-1285

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2005~~. 10/20/08

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Pamela B. Matheney
My Commission Expires October 20, 2008
STATE OF TENNESSEE

PAMELA B. MATHENEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN07575

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernadette M. Boderek	New Owner	18-16-137.
(NAME)	(NAME)	
337 Moncrief Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, ***Timothy Lanius and wife Jessica Lanius***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Bernadette M. Boderek, 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 the 10th Civil District of Davidson County, Tennessee, being Lots Numbers 33, 34 and 35 on the Revised Map of Moncrief's Subdivision of the Northerly part of the Allen Mathes Land, Goodlettsville, Tennessee, not of record and described according to a survey by John Kohl & Company, March 18, 1983 as follows:
Beginning on the northerly margin of Moncrief Avenue at the southeast corner of the property conveyed to Van B. Wood and wife, Etta Wood by deed from WC Moncrief & Company of record in Book 1179 at page 130, Register's Office for said County; thence with the northerly margin of said Avenue, eastwardly 85 feet to a point; thence with the west line of the Mandrell property of record in Book 5016 at page 108, said Register's Office; thence northwardly 297 feet; thence eastwardly 85 feet with the Mandrell's northerly boundary; thence northward 58.5 feet to a point; thence northerly 75 degrees West 179.95 feet to the eastern terminus of a 30 feet unnamed avenue; thence with same, southwardly 30 feet to the northwest corner of said Wood Property, continuing in the same direction 382 feet to the beginning.

Being the same property conveyed to Timothy Lanius by deed of record in Instrument Number 20021107-0137143, Register's Office for Davidson county, Tennessee.

Jessica Lanius spouse of Timothy Lanius joins in the execution of this Deed to relinquish any and all marital rights which she may have in the above described property.
Timothy Lanius and Timothy H. Lanius being one and the same person.
This conveyance is subject to taxes for the year 2004 and thereafter and easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 337 Moncrief Ave., Goodlettsville, TN 37072

(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 22nd day of November, 2004 at Hendersonville, Tennessee.

Timothy Lanius

Jessica Lanius

Davidson County DEEDWARR
Recvd: 11/30/04 15:19 2pgs
Fees:13.00 Taxes:447.70

20041130-0142508

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Timothy Lanius and Jessica Lanius, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 22nd, day of November, 2004.

Notary Public

My Commission Expires:

2-28-05

DORIS M. FREEMAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.