WARRANTY DEED

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN HILTON	CHASE MANHATTAN MORTGAGE CORPORATION	62-13-107
(NAME)	(NAME)	
4019 MOSS ROSE DRIVE	3190 FAIRVIEW PARK DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	FALLS CHURCH, VA 22042	
(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, CAROLYN WILSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN HILTON, a single person, 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. 3 ON THE PLAN OF MOSS ROSE HEIGHTS SUBDIVISION, SECTION NO. 2, EXTENDED, OF RECORD IN BOOK 1424, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN WILSON BY DEED FROM CARL J. STANLEY AND KAREN BLANKENSHIP DATED 12/15/00 OF RECORD IN INSTRUMENT NO. 20001215-0123335 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as 4019 MOSS ROSE DRIVE, NASHVILLE, TN 37216
(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 hand this 30th day of November, 2004.

PICK-UP

Carolyn Wilson
CAROLYN WILSON

Davidson County DEEDWARR
Recvd: 12/09/04 13:43 1pgs
Fees:13.00 Taxes:699.30

20041209-0146903

STATE OF TENNESSEE

COUNTY OF DAVIDSON

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19 2008

Before me, the undersigned, of State and County aforesaid, personally appeared CAROLYN WILSON, with whom I am personally acquainted, and who, upon oath, acknowledged HERself to be the person who executed the foregoing instrument for the purpose therein contained, and that She executed the same as HER free act and deed

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2004.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public