WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,900.00

Carol Teasley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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
Brandy W. McNeal	CapWest Mortgage Corporation	164-13-18
(NAME)	(NAME)	
5613 Cedar Ash Crossing	7410 West 16th Street	
(ADDRESS)	Overland Park, KS 66085	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY)	

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, Tammie Marie Harward, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandy W. McNeal, 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 Davidson County, Tennessee, being Lot No. 317 on the Plan of Asheford Crossing, Section One, of record in Plat Book 7900, Page 937, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tammie Marie Harward, by deed of record in Instrument No. 20010831-0094614, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Tammie Marie Harward by Carolyn Adcock as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050125.0009062 in the Register's Office for Davidson County, Tennessee.

unimprovod ☐

This is improved ☒ property, known as 5613 Cedar Ash Crossing, 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.

Davidson County DEEDWARR
Recvd: 01/25/05 12:22 2 pgs
Fees:13.00 Taxes:562.03

20050125-0009063

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 21st day of January, 2005.

Tammie Marie Harward by Carolyn Adcock Atty in Fact

Tammie Marie Harward

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21 day of January, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Tammie Marie Harward and who acknowledged that she executed the same as the free act and deed of the said Tammie Marie Harward, through Power of Attorney granted she by the said Tammie Marie Harward.

Witness my hand and official seal at Nashville, Tennessee this 21st day of January, 2005.

Commission expires: 5/30/07

KRYSTIN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Notary Public