Record 18 Bot 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/05 09:47 2 pgs
Fees:13.00 Taxes:295.63

20050406-0037658

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
22nd DAY OF March 2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANDREW D. MALONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Snyder (NAME)	Same (NAME)	MAP 150-3
3262 Anderson Road (ADDRESS)	(ADDRESS)	PARCEL 103
Antioch, TN 37013 (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, Scarlett Marotta, a/k/a Scarlett Morotta

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

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 the southerly one half of lot No. 3 on the Plan of Justin Towne, Section 1, as of record in Book 5200, Page 473, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Anderson Road, said point being the common front corner of Lots 2 and 3 on said plan; thence North 61 degrees 48' 3" West 131.32 feet along the common boundary of Lots 2 and 3 to a point which point is the common rear corner of said lots; thence North 48 degrees 49' 10" East 50 feet to a point; thence South 35 degrees 19' 23" East 35.38 feet to a point; thence South 65 degrees 30' 22" East 39.5 feet to a point; thence South 67 degrees 44' 66" East 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direction 38 feet to the point of beginning.

Being the same property conveyed to Scarlett Marotta a/k/a Scarlett Morotta by Deed from Secretary of Housing and Urban Development of record in Instrument No. 200001250008209 and by Quitclaim Deed from Trinia Gilpin of record in Instrument No. 20011022-0115006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO CERTAIN NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON PLAN OF JUSTIN TOWNE, SECTION 1, OF RECORD IN BOOK 5200, PAGE 473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 5200, PAGE 473, BOOK6116, PAGE 147, AND BOOK 5986, PAGE 30, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 3262 Anderson Road, 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 hand this 22nd day of March 2005

Scarlett Marotta, a/k/a Scarlett Morotta
By: Scarlett Marotta

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 Scarlett Marotta, a/k/a Scarlett A. Marotta

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 22nd day of March, 2005.

Commission expires 3-14-07

Notary Public

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 14, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public