#20041669

WARRANTY DEED

STATE OF
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/06

Davidson County DEEDWARR
Recvd: 05/11/05 12:23 2 pgs
Fees:13.00 Taxes:681.91

20050511-0053187

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott D. Raymer	Scott D. Raymer	150.16-0A-080.00-CO
(NAME)	(NAME)	
3609 Shorewind Bay	3609 Shorewind Bay	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **Robert A. Weaver**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott D. Raymer and Monica L. Raymer, husband and wife**, 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. 63, on the Plan of Windhaven Shores, Section 2 o frecord in Instrument No. 20031210-0176853, Register's Office for said County, to which reference is made for a more complete description.

Being the same property as conveyed to Robert A. Weaver, a single man from TF Homes by Warranty Deed dated June 30, 2004 recorded July 8, 2004 under instrument number 2004070800081161 in the Register's Office of Davidson County, Tennessee. Also, being the same property conveyed to T. F. Homes by deed recorded December 30, 2003 as Instrument No. 200312310184908; and Windhaven Shores, In., who acquired title by deed recorded November 8, 2001 of record as Instrument No. 200111260128352 in Davidson County, ~~Illinois~~ Tennessee.

The property described herein is subject to:

1. County property taxes for the year 2004 have been paid in full in the amount of $933.39 on November 3, 2004 and any and all subsequent taxes, a lien not yet due and payable. All prior years taxes are paid in full.

2. Any and all matters appearing on the Plan of Windhaven Shores, Section 2 as filed in instrument number 2300312100176853 in the Register's Office of Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3609 Shorewind Bay, 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 21st day of April, 2005.

Robert A. Weaver

246853608-01

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

STATE OF TN

COUNTY OF Davidson

On this 21st day of April, 2005, before me personally appeared Robert A. Weaver known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 7/16/06

Carole Anne Coleman

Notary Public

Carole Anne Coleman

24685368-01

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

U24685368-01R102
WARRANTY DEED
REF# 20041869
US Recordings