File No. 250500511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/05 10:31 2 pgs
Fees:13.00 Taxes:326.34

20050606-0064059

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Avenue South Ste. 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanya Fox	Same	19-043.07-0-082.00
(NAME)	(NAME)	
312 Archwood Dr.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony R. Hester, and Wife, Liane M. Hester, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanya Fox, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 55, Section One, Archwood Acres, as shown by plat of record in Plat Book 2133, Page 120, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Anthony R. Hester, and Wife, Liane M. Hester by deed from Connie Nash, widow of record in Deed Book 7587, page 857, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.
Subject to all matters as set forth per Plat Book 2133, Page 120, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 312 Archwood Dr., Madison, TN 37115
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of June, 2005.

Liane M. Hester by Dana Hester ATTORNEY IN FACT
Liane M. Hester by Dana Hester
Attorney-in-fact

Anthony R. Hester by Dana Hester, ATTORNEY IN FACT
Anthony R. Hester by Dana Hester,
Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 3 day of June, 2005, before me personally appeared Dana Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Anthony R. Hester, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 3 day of June, 2005.

Commission expires:

DONALD E. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

On this 3 day of June, 2005, before me personally appeared Dana Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Liane M. Hester, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in _____, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 3 day of June, 2005.

Commission expires:

Notary Public

DONALD E. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 250500511

RETURN TO:

Sidwell Title
121 First Ave. South Ste. 200
Franklin, TN 37064