File No. 250501491

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/05 09:11 2 pg
Fees:13.00 Taxes:490.25

20050613-0067012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaToya Annettee Dixon	First Horizon Home Loans	087-05-0-A-119
(NAME)	(NAME)	
5602 Royal Court	5775-E GlenRidge Drive #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30326	
(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, , Michael D. Baduria and Flordeliza T. Baduria, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaToya Annettee Dixon, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 147, Farmington Woods, Phase III, as shown by plat of record in Plat Book 7900, Page 554, 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 Michael D. Baduria and Flordeliza T. Baduria, by Deed from James A. Hardin, II and Theresa L. Hardin, husband and wife, dated March 7, 1997, filed for record on March 14, 1997, in Deed Book 10380, Page 765, Register's Office for Davidson County, Tennessee.

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 5602 Royal Court, Hermitage, TN 37076
(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), his/her/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), his/her/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/our hand(s) this 31st day of May, 2005.

Michael D. Baduria Attorney-in-Fact

Flordeliza T. Baduria Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this the 31st day of May, 2005, before me, Tammy Harbolic, the undersigned officer, personally appeared Tim Caldwell, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Michael D. Baduria and wife, Flordeliza T. Baduria, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

Witness my hand at office this 31st day of May, 2005.

Commission expires:

Tammy Harbolic
Notary Public

File Number: 250501491

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

