Book 186

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/17/05 10:05 2 pgs
Fees:13.00 Taxes:584.50

20050617-0069347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Sheila Pittard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1747

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Pittard	Washington Mutual Bank	98-13A-39
(NAME)	(NAME)	
413 Annapolis Circle	7757 Bayberry Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jacksonville TN 32256	
(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, Joseph Palmer and wife, Erica Palmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Pittard and wife, Sheila Pittard, 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. 39 on the Plan of Phase Two, Section Four, New Hope Point, of record in Plat Book 9700, Page 874, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joseph Palmer and wife, Erica Palmer, by Warranty Deed dated September 28, 2001, from Continental Development & Construction, Inc., of record in Instrument No. 20011001-0105698, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 413 Annapolis Circle, 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 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 our hands this 9th day of June, 2005.

Erica L Palmer

Joseph Palmer

Erica L Palmer

Erica Palmer

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Palmer and Erica Palmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 3107 U. Colorado Ave CS, Colorado this ~~10th~~ 9th day of June, 2005.

Commission expires: 10/14/2007

ROBERT L. MAEZ, JR.
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/14/2007

Notary Public