Davidson County DEEDWARR
Recvd: 06/29/05 10:47 2 pgs
Fees:13.00 Taxes:699.30

20050629-0074749

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/09/06

AFFIX SEAL

JOHN C. LEAVELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald D. Booker	New Owner	149-15A-221
(NAME)	(NAME)	
2761 Welshcrest Drive		
(ADDRESS)	(ADDRESS)	
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, Victoria L. Greer and Walter L. Greer, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald D. Booker and wife, Stacy C. Newton-Booker, 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. 81 on the Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victoria L. Greer and Walter L. Greer, wife and husband from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation by Warranty Deed dated February 28, 2003, as of record in Instrument No. 20030306-0029835, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Victoria L. Greer and Walter L. Greer by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book X, Page _____, in the Register's Office for Davidson County, Tennessee.

*20050629-0074748

unimproved ☐

This is improved ☒ property, known as 2761 Welshcrest Drive, 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 our hands this 17th day of June, 2005.

Victoria L. Greer by

Victoria L. Greer
By Terry DeSelms as ~~her Attorney-in-Fact~~

Walter L. Greer by

Walter L. Greer
By Terry DeSelms as ~~his Attorney-in-Fact~~

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 17th Day of June, 2005 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Victoria L. Greer and Walter L. Greer, and acknowledged that he executed the same as the free act and deed of the said Victoria L. Greer and Walter L. Greer, through Power of Attorney granted Terry DeSelms by the said Victoria L. Greer and Walter L. Greer.

Witness my hand and official seal at Nashville, Tennessee this 17th day of June, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

