WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return To:
Buyers Title & Escrow, LLC
5210 Maryland Way, Suite 201
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Stanford	RHR Mortgage of American, LLC	162-13-43
(NAME)	(NAME)	
109 Cedarmont Court	230 Fran Road, Suite 806	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Franklin, TN 37064,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/10/05 10:05 2 pgs
Fees:13.00 Taxes:480.63

20050810-0094654

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, Early M. Cash Jr. and wife, Chander Cash, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Stanford and Jacqueline Sanford 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. 42 on the Revised Plan of Section One Cedarwood Estates, of record in Book 4675, Page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Early M. Chase, Jr. and wife, Chander Cash, by deed of record in Book 8853, Page 432, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Early M. Cash, Jr. and Chander Cash by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050810-0094653, in the 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 109 Cedarmont Court, Nashville, TN 37211

(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.

JUL. 20. 2005 1:39PM ADVANTAGE TITLE 615-777-2015 NO. 2146 P. 14

Witness our hands this 20th day of July, 2005.

Early M Cash Jr
by Carolyn Adcock
Atty in Fact

Early M. Cash Jr.

Chander Cash
by Carolyn Adcock
Atty in Fact

Chander Cash

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 20th day of July, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Early M. Cash, Jr. and Chander Cash and who acknowledged that she executed the same as the free act and deed of the said Early M. Cash, Jr. and Chander Cash, through Power of Attorney granted her by the said Early M. Cash, Jr. and Chander Cash.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

KRYSTN T. HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007