(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Margaret Anne Keith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2005.

Carol R. Rivers
Notary Public

MY COMMISSION EXPIRES: 11/6/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/28/05 10:24 2 pgs
Fees:13.00 Taxes:262.70
20050928-0116329

CAROL R. RIVERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-4695

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Anne Keith	Greenpoint Mortgage Funding, Inc.	149-05-0-79.00
(NAME)	(NAME)	
4821 Jason Drive	P.O. Box 1093	
(ADDRESS)	(ADDRESSS)	
Antioch, Tennessee 37013	Branford, CT 06405-8093	
(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, Dale Miller and Jack C. Wilson, each with a ½ undivided interest, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margaret Anne Keith, a single woman and Harold Ronnie Page, a single man, 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. 133 on the plan of Section One Terragon Trails of record in Book 4860, Page 61, as amended in Book 5066, Page 836, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Pruitt, a married man by Warranty Deed from Billy Gray, a married man, dated May 14, 2001, of record in Instrument No. 20010607-0059933, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Billy Gray, a married man by Quitclaim Deed from Robert N. Pruitt, a married man, dated January 19, 2005, of record in Instrument No. 20050120-0007631, said Register's Office. Said property being further conveyed to Dale Miller and Jack C. Wilson, each with a ½ undivided interest by Warranty Deed from Billy Gray, dated May 20, 2005, of record in Instrument No. 20050629-0075008, Register's Office for Davidson County, Tennessee.

The grantors do hereby warrant, covenant and certify that the subject property is not their homestead as defined by statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4821 Jason Dr., 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 13th day of September, 2005.

Dale Miller

Jack C. Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Miller and Jack C. Wilson the bargainors, 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 Brentwood, Tennessee this 13th day of September, 2005.

Commission expires: 11/10/08

Notary Public

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027