Davidson County DEEDWARR
Recvd: 10/10/05 10:51 3 pgs
Fees:18.00 Taxes:551.21
20051010-0122034

TOTAL P.02

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7/24/07

(AFFIX SEAL)

NOTARY PUBLIC SUMMER COUNTY MY COMMISSION EXPIRES

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

AFTER RECORDING RETURN TO: AMERICAN ESCROW CO., P.O. BOX 1733, HENDERSONVILLE, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie P. Jackson	Guaranty Trust Company	150-14A-97
(NAME)	(NAME)	
4116 Pleasant Colony Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(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, David Licerio and wife, Paula Licerio, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jamie P. Jackson, unmarried, 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. 714 on the Plan of Calumet , Phase 7, of record in Plat Book 9700, Page 628, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Licerio and Paula Lovette, by deed of record in Book 11606, Page 372, Register's Office for Davidson County, Tennessee. The said property being further conveyed by Quit Claim Deed to David Licerio and Paula Licerio, formerly known as Paula Lovette, in Instrument No. 20021017-0127809.

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

This instrument is executed on behalf of David Licerio by Paula Licerio as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051010-0122033, in the Register's Office for Davidson County, Tennessee.

The Affidavit of Attorney in Fact is hereby added to and made a part hereof.

unimproved ☐

This is improved ☒ property, known as 4116 Pleasant Colony 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SEP-30-2005 16:49 ADVANTAGE TITLE 615 777 2015 P.02

Witness our hands this 30th day of September, 2005.

David Licerio BY
Paula Licerio ATTY IN FACT

David Licerio by Paula Licerio

Paula Licerio

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: 5/30/07

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

Notary Public

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of September, 2005, before me personally appeared Paula Licerio, the person who executed the foregoing instrument on behalf of David Licerio and who acknowledged that she executed the same as the free act and deed of the said David Licerio, through Power of Attorney granted she by the said David Licerio.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: 5/30/07

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

Notary Public

My Commission Expires MAY 30, 2007

SEP-30-2005 13:18 ADVANTAGE TITLE 615 777 2015 P.22

AMERICAN ESCROW COMPANY

AFFIDAVIT OF ATTORNEY IN FACT

David Licerio

STATE OF TENNESSEE

COUNTY OF SUMNER

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 30th day of September, 2005

Paula Licerio

Paula Licerio

SWORN to and subscribed before me, this 30th day of September, 2005

KRYSTN T. HEDGE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires MAY 30, 2007

Notary Public ~~K. Hedge~~ Krystn T. Hedge's

My Commission Expires: ~~July 24, 2007~~ 9/30/07

AIF-POA.RDW