BOX 13
10623

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Warden	Christopher Warden	43-12-26
(NAME)	(NAME)	
130 Rio Vista Dr.	130 Rio Vista Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(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, Tim Forsman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Warden, an unmarried 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:

Being Lot No. 20 and the Southerly half of Lot No. 21, of Block "B" on the Revised Plan of Myatt and Eagan's Subdivision of Lot NO. 8 and the westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, Page 107, Registers' office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Tim Forsman, by deed of record in Instrument No. 20050615-0068335, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Tim Forsman by Jimmy Barret as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050818-0098500, 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 130 Rio Vista Dr., Madison, TN 37115

(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.

Davidson County DEEDWARR
Recvd: 11/01/05 13:11 2 pgs
Fees:13.00 Taxes:351.50

20051101-0131938

Witness my hand this 18th day of October, 2005.

Tim Forsman by Jimmy Barret his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 18th day of October, 2005, before me personally appeared Jimmy Barret, the person who executed the foregoing instrument on behalf of Tim Forsman and who acknowledged that he executed the same as the free act and deed of the said Tim Forsman, through Power of Attorney granted Jimmy Barret by the said Tim Forsman .

Witness my hand and official seal at Nashville, Tennessee this 18th day of October 2005.

Commission expires:

Notary Public

