Davidson County DEEDWARR
Recvd: 11/18/05 10:19 2 pgs
Fees:13.00 Taxes:572.17

20051118-0139517

This instrument prepared by:
The Home Closing Company, Inc.
214 Centerview Drive Suite 225
Brentwood, TN 37027
(615) 383-2099

File No.: **05-4539**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **James Brent West and Toni Ann West, husband and wife, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Tommy Wolosin, an unmarried individual, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of loan located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Old Hickory Hills, Section One, a Planned Unit Development, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Brent West and wife, Toni Ann West, by Warranty Deed from Thoroughbred Construction, LLC., dated May 15, 2003, of record in Innstrument No. 20030521-0069312, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **Map 182, Group 6A Parcel 4CO**
☒ Improved OR
☐ Unimproved property located at: **7421 Maggie Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on **10/31/2005.**

James Brent West

Toni Ann West

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared James Brent West and Toni Ann West to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on **10/31/2005.**

CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

Notary Public

My Commission Expires:

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$154,640.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant 10/31/05

Subscribed and sworn to before me on **10/31/2005.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2009

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Owner's Name: **Tommy Wolosin**

and Address: **7421 Maggie Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
CitiMortgage, Inc.
P.O. Box 6044
The Lakes, Nevada 88901