WARRANTY DEED

ANGELA M. RUMLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/28/2006

(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
Jeffrey Webber	1st Trust Bank for Savings	176-1-19
(NAME)	(NAME)	
3840 Round Rock Drive	PO Box 17257	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, TN 38187-0257	
(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, Christel Rasnic Wilson, F.K.A. Christel Rasnic, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Webber and wife, Rebecca L. Webber, 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. 105 on the Final Plan of Hickory Woods, Section A, of record in Book 6900, Page 511, and as corrected in Book 7582, Page 167, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christel Rasnic, by deed of record in Instrument No. 20050120-0007369, Register's Office for Davidson County, Tennessee. Christel Rasnic being one and the same as Christel Rasnic Wilson and Christel Wilson.

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

James Wilson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

This instrument is executed on behalf of Christel Rasnic Wilson and James Wilson by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. *20060314-0029204, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3840 Round rock 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.

Davidson County DEEDWARR
Recvd: 03/14/06 11:43 2 pgs
Fees:13.00 Taxes:518.00

20060314-0029205

MAR. 8. 2006 4:31PM ADVANTAGE TITLE 615-777-2015 NO. 8576 P. 8

Witness my hand this 8th day of March, 2006.

Christel Rasnic Wilson by Carolyn Adcock atty in fact
Christel Rasnic Wilson by Carolyn Adcock, her attorney in fact

James Wilson by Carolyn Adcock atty in fact
James Wilson by Carolyn Adcock, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 8th day of March, 2006, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Christel Rasnic Wilson and James Wilson and who acknowledged that she executed the same as the free act and deed of the said Christel Rasnic Wilson and James Wilson, through Power of Attorney granted she by the said Christel Rasnic Wilson and James Wilson.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2006.

Commission expires: 5/30/07

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

Notary Public

My Commission Expires MAY 30, 2007