# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/06 14:09 2 pgs
Fees:13.00 Taxes:254.37

20060608-0068253

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,748.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2009.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert C. Warner III | Robert C. Warner III | Map 162-6 |
| (NAME) | (NAME) | |
| 161 Tusculum Road | Same. | |
| (ADDRESS) | (ADDRESS) | Parcel 112 |
| Antioch, TN 37013 | | |
| (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, **AMC Mortgage Company, Inc., a Florida Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert C. Warner, III**, 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. 16 on the Plan of Old Tusculum Road Heights, as shown of record in Plat Book 4300, Page 45, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gina C. Brooks by Trustee's Deed from Donald R. O'Guin, Sr., Trustee, filed for record 06/16/05 as Instrument No. 20050616-0069200, Register's Office for Davidson County, Tennessee, and being further conveyed to AMC Mortgage Company, Inc., A Florida Corporation, by Quitclaim Deed from Gina C.Brooks, filed for record 06/02/06 as Instrument No. 20060602-0065186, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 4300, Page 45, Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer Easement as shown of record in Book 4818, Page 797, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 4409, Page 223, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 161 Tusculum Road, 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.**

RW

Witness my hand this 5th day of June, 2006.

AMC Mortgage Company, Inc., A Florida Corporation

By: Donald R. O'Guin

Donald R. O'Guin, Sr., President

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Donald R. O'Guin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President (or other officer authorized to executed the instrument) of AMC Mortgage Company, Inc., A Florida Corporation the within named bargainor, a corporation, and that such President or officer as such AMC Mortgage Company, Inc., A Florida Corporation executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of June, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Shanna Ray Notary Public

RCW