File No. 260700452

WARRANTY DEED

Return to:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

B. Duggin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10

(AFFIX SEAL)

ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON CO.

Davidson County DEEDWARR
Recvd: 07/24/06 14:01 2 pgs
Fees:13.00 Taxes:388.13

20060724-0088869

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catina Jordan	Catina Jordan	Map and Parcel 19-148.15-0-186.00
(NAME) 217 Panamint Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary A. Duggin Briley**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catina Jordan**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 21, -Revised-, HAYWOOD FOREST, as shown of record in Book 5200, page 2, of the Register's Office of 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 Mary A. Duggin Briley by QuitClaim deed from Marvin L. Briley, Jr. of record in Instrument Number 20060426-0047554 and by deed from Johnny H. Haines, an unmarried person of record in Book 8741, Page 308, Register's Office for said County.

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

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 217 Panamint 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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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.

Witness my/our hands this 21st day of July, 2006.

Mary A. Duggin Briley

by Joe Pittard atty-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 21st day of July, 2006, before me personally appeared Joe Pittard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary A. Duggin Briley, and who acknowledged that he/she executed the same as the free act and deed of the said Mary A. Duggin Briley by virtue of that Power of Attorney, duly executed by the said Mary A. Duggin Briley and appearing of record in Book *_____, page _____, of Register's Office of Rutherford County, Tennessee.

* 20060724.0088868

Witness my hand and official seal at Smyrna, TN, this 21st day of July, 2006.

Witness my hand at office this 21st day of July, 2006.

Commission expires:

11-2209

TAMMY McCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

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