03

Realty Title
Box 485

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott M. Fuller	**WELLS FARGO BANK, N.A.**	176-05A-1
(NAME) 6508 Wildgrove Drive	(NAME) **11301 CARMEL ROAD, STE. 309**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **CHARLOTTE, NC 28226**	
(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,

Amanda C. Arledge, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Fuller and wife, Leanna Fuller,

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, State of Tennessee, described as follows, to-wit: Being Lot No. 18, Hickory Woods Estates, Section "C", as shown by plat of record in Plat Book 6900, pages 885, 886 and 887, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amanda C. Arledge, by deed from Daniel P. Renfroe, dated May 28, 2004, of record in Instrument Number 20040607-0066741, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Amanda C. Arledge and Kimberly M. Thompson, as joint tenants with rights of survivorship, by quitclaim deed from Amanda C. Arledge, dated July 19, 2004, of record in Instrument Number 20040720-0086451, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Amanda C. Arledge by Quitclaim Deed from Kimberly M. Thompson dated June 29, 2006 of record in Instrument No. 20060630-0078429, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6508 Wildgrove 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.

Witness my hand this 1st day of August, 2006.

Davidson County DEEDWARR
Recvd: 08/14/06 12:07 2 pgs
Fees:13.00 Taxes:532.43
20060814-0099836

Amanda C. Arledge

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 1st day of August, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Amanda C. Arledge, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 1st day of August, 2006.

Commission expires:

5-27-07

Sharon L. Riney

Notary Public

