WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Peggy A. Isabel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy J. Isabel	Same As New Owner	151-9A-215
(NAME)	(NAME)	
6716 Ascot Drive		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 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, Joseph Matthew Hart, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy J. Isabel and Frances B. Isabel, 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 215, on the Final Plat of Phase 3, Section 1, Long Hunter Chase as of record in Instrument No. 20001103-0109138, Register's Office for Davidson County, to which plan reference is hereby made for amore complete description.

Being the same property conveyed to Joseph Matthew Hart and Erin Bridges Hart, Husband and Wife, by Warranty Deed dated November 30, 2001 from NVR, INC., A Virginia Corporation, trading as Fox Ridge Homes, as of record in Instrument No. 20011204-0133270, Register's Office for Davidson County, Tennessee. The said Joseph Matthew Hart and Erin Bridges Hart are no longer married to each other, by Final Divorce Decree and Marital Dissolution Agreement (Reference Docket No. 02D-2718, of record in the Circuit Court for Davidson County, Tennessee. Quitclaim Deed from Erin Bridges Hart to Joseph Matthew Hart of record in Instrument No. 20061027-0133460, Register's Office for Davidson County, Tennessee.

Tracy Hart 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.

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

Davidson County DEEDWARR
Recvd: 10/27/06 10:51 2 pgs
Fees:13.00 Taxes:647.50

20061027-0133461

unimproved ☐

This is improved ☒ property, known as 6716 Ascot 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 5th day of October, 2006.

Joseph Matthew Hart

Tracy Hart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Matthew Hart and Tracy Hart, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2006.

Commission expires: November 14, 2009

Notary Public

