File No. 261001041

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$186,900.00~~ 186,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-18-08

KELLY DOWNEY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 11/08/06 10:50 2 pg
Fees:13.00 Taxes:690.05
20061108-0138949

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Warwick	1st Trust Bank for Savings	14714000800
(NAME)	(NAME)	
5134 Edmondson Pike	P.O. Box 17257	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38187	
(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, **Jimmy W. DeLoach, ~~and wife, Darcia DeLoach~~**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher J. Warwick and Alicia N. Warwick, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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. 109 on the Plan of Candlestick Farms, Section I, as shown by plat of record in Plat Book 3300, Page 56, 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 Jimmy W. DeLoach by deed from Stephen T. Bass and wife, Lisa Kim Bass of record in Instrument No. 200307080094153 filed for record on 7/8/2003, Register's Office for said County.

Darcia DeLoach joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Jimmy W. DeLoach.

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 5134 Edmondson Pike, Nashville, TN 37211
(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), THEIR 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), 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/our hands this 27 day of Oct, 2006.

Darcia DeLoach

Jimmy W. DeLoach

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JIMMY W. DELOACH, *~~unmarried~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that ~~he~~ they executed the within instrument for the purposes therein contained.

*and Darcia DeLoach

Witness my hand at Brentwood, Tennessee, this 27 day of Oct, 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 261001041

RETURN TO:

Castleman Title

110 Glancy Street, Suite 112

Goodlettsville, TN 37072

Return to:

Realty Title & Escrow Co., Inc.

1139 N.W. Broad St., Ste. 200

Murfreesboro, TN 37129