WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/07 12:02 2 pgs
Fees:13.00 Taxes:540.20
20070412-0044056

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Tarah Landes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2007.

Eileen Smith
Notary Public

MY COMMISSION EXPIRES: October 24, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Clark	First Horizon Home Loan Corp	151-9-O-A-242-CO
(NAME)	(NAME)	
6725 Ascot Dr.	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving TX 75063	
(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, Tarah Buchanan Landes and Jacob Landes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Clark, *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: *a married man

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6725 Ascot Dr., 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 our hands this 28th day of March, 2007.

Jacob Landes

Tarah Buchanan Landes

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tarah Buchanan Landes and Jacob Landes, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 28th day of March, 2007.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission expires: October 24, 2010

Eileen Smith
Eileen Smith Notary Public

EXHIBIT A

Land in Davidson County, State of Tennessee, and being Lot No. 242 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, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Tarah Buchanan, unmarried, by Warranty Deed dated 11/26/02from NVR, Inc., of record in Instrument No. 20021204-0149435, Register's Office for Davidson County, Tennessee. Tarah Buchanan has since married and is now known as Tarah Buchanan Landes.

Jacob Landes, spouse of Tarah Buchanan Landes, joins in this conveyance for the express purpose of conveying all of his interest, marital or otherwise, in and to said realty to the said Grantees, their heirs and assigns, forever.

SUBJECT to Charter for homeowners' association in Book 9433, Page 953; right-of-way to Cemetery in Book 1101, Page 457 and Book 1115, Page 302; Easement to Tennessee Telephone in Book 9661, Page 919; Easement for Water Mains in Book 8197, Page 288, Book 8358, Page 91 and Book 9988, Page 821; Deed of Conveyance in Book 9988, Page 793 and Page 821; Sanitary Sewer Easement in Book 9588, page 930, Book 9988, Page 793, Book 10796, Page 625 and 628; Instrument No. 20001030-0107415, 20000906-0088271, and 20000906-0088272; Transmission Line Easement in Book 2336, Page 532, Book 2338, Page 466, Book 4428, Page 568, Book 4446, Page 423, and, Book 4535, Page 351; Quitclaim Deed for Common Areas to Homeowners' Association in Book 9432, Page 792, Book 9649, Page 764, Instrument No. 20021003-0120427 and 20030820-0120927; Drainage Easement to Metropolitan Government in Book 4717, Page 515; PUD Boundary in Plat Book 7900 Page 595; Restrictions in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942, Instrument No. 20020930-0118656 and 20010514-0049630; and, any and all matters as shown on the plan of record in Instrument No. 20001103-0109138, all of record in the Register's Office for Davidson County, Tennessee.