Davidson County DEEDWARR
Recvd: 11/02/07 12:30 2 pgs
Fees:13.00 Taxes:1673.88

20071102-0129508

File No. 271000257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,400.00

Jennifer Rees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

GREG VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Record and return to:
Victory Title & Escrow, LLC
595 President Pl., Ste. 203
Smyrna, TN 37167 VT07100364

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Lankheet	~~NEW OWNER~~ Countrywide Bank	187-00-0-136.00
(NAME)	(NAME)	
6821 Burkitt Rd.	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75266-0694	
(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, , Bobby Joe Hall and wife, Pamela Denise Poteat, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry L. Lankheet and wife, Susan H. Lankheet, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1 on the Final Plat of Bobby Hall's Resubdivision of Burkitt Road Subdivision, as shown by plat of record in Instrument No. 20051116-0138411, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being part of the same property conveyed to Bobby Joe Hall and wife, Pamela Denise Poteat by Warranty deed from Mary Ann Smith, unmarried of record in Deed Book 8438, page 31, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to Bobby Joe Hall and wife, Pamela Denise Poteat by Deed from Mary Ann Smith and Reginald E. Young, Trustees of the Mary Ann Smith Unitrust of record in Book 9411, page 783, said Register's Office.

Taxes for the year 2008 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Instrument No. 20051116-0138411, Register's Office of said County.

Easement for Power Line for Metro Government of Nashville of record in Instrument No. 20070314-0031071, Register's Office for said County.

Mary Ann Smith the Grantor herein shall retain right to use driveway of Tract #3 for ingress and egress purposes to enter a portion of Tract #2. Tract #2 and Tract #3 referred to herein are according to the Boundary Survey of Mary Ann Smith Property by Dale and Associates Job #90-078. This right of use shall not be transferable to future owners without the written consent of the owners of Tract #3.

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 6821 Burkitt Rd., 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), 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), 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 26th day of October, 2007.

Bobby Joe Hall

Pamela Denise Poteat

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Bobby Joe Hall and Pamela Denise Poteat, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 26th day of October, 2007.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 271000257

RETURN TO: