10193

WARRANTY DEED 10913

Davidson County DEEDWARR
Recvd: 11/20/07 10:00 3 pgs
Fees:18.00 Taxes:453.25
20071120-0135777

STATE OF **TENNESSEE**
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE ROGER SKROCHI DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Nash (NAME)	**Guaranty Trust Company** (NAME)	**162-13-0-098.00**
250 Cedarview Drive (ADDRESS)	**316 Robert Rose Drive** (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	**Murfreesboro, TN 37129** (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, **James W. Rafferty Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Nash**, 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 No. **29** on the Plan of **Monte Carlo Estates**, Section I of record in Plat Book **4675**, Page **68**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **James W. Rafferty Jr. and wife, Maria T. Rafferty,** by deed of record in Book 4675, Page 68, Register's Office for **Davidson** County, Tennessee.

Maria T. Rafferty is now deceased.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **250 Cedarview 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/our hand(s) this 13th day of November, 2007.

James W. Rafferty, Jr.

James W. Rafferty Jr.

State of Tennessee ARIZONA County of Rutherford MARICOPA

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James W. Rafferty the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 13th day of November, 2007.

Notary Public

Commission expires:
3/30/2008

DEBRA T. CARSON
Notary Public - Arizona
Maricopa County
My Commission Expires
March 30, 2008

Certificate of Authenticity

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Roger Sprochi, a notary public for this county and state, Lori Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/24/07.

Notary's Seal (If on paper)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN