34530

WARRANTY DEED 12338

Davidson County DEEDWARR
Recvd: 06/24/08 08:09 3 pgs
Fees:18.00 Taxes:262.70
20080624-0064714

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$71,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF JUNE, 2008.**

Notary Public

MY COMMISSION EXPIRES: **July 16, 2011.**
(AFFIX SEAL)

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
Jackie Charlton	Jackie Charlton	**135-09-0 008.00**
(NAME)	(NAME)	
2026 Forges Drive	3238 Smith Springs Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Antioch, TN 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, **Weldon Carroll Travis and wife Lorene T. Travis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jackie Charlton and wife Margaret A. Charlton**, 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. **3** on the Plan of **Una Manor**, Section II of record in Plat Book **2900**, Page **95**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Weldon Carroll Travis and wife Lorene T. Travis** by deed of record in Book 3166, Page 533, Register's Office for **Davidson** County, Tennessee.

Lorene T. Travis also known as Margie Lorene Travis.

This instrument is executed on behalf of Weldon Carroll Travis by Deborah Teper and Jim Teper as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 200806040057187, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Margie Lorene Travis by Deborah Teper and Jim Teper as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 200806040057186, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **2026 Forges Drive, Nashville, TN 37217**

(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 **23rd day of June, 2008**.

Weldon Carroll Travis By Jim Teper POA
Weldon Carroll Travis by Deborah Teper, POA
Weldon Carroll Travis by Deborah and Jim Teper, POA

Lorene T. Travis By Jim Teper, POA
Lorene T. Travis by Deborah Teper, POA
Lorene T. Travis by Deborah and Jim Teper, POA

State of Tennessee County of Rutherford

On this 23rd day of June, 2008 before me personally appeared Deborah Teper and Jim Teper, the person who executed the foregoing instrument on behalf of Wedlon Carroll Travis, and acknowledged that they executed the same as the free act and deed of the said Weldon Carrol Travis, through Power of Attorney granted Deborah Teper and Jim Teper, by the said Weldon Carroll Travis.

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

Commission Expires:7/16/11

State of Tennessee County of Rutherford

On this 23rd day of June, 2008 before me personally appeared Deborah Teper and Jim Teper, the person who executed the foregoing instrument on behalf of Lorene T. Travis, and acknowledged that they executed the same as the free act and deed of the said Lorene T. Travis, through Power of Attorney granted Deborah Teper and Jim Teper, by the said Lorene T. Travis.

Notary Public

Commission Expires:7/16/11

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

I, Philip Ellis, 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, Lori Holloway, a notary public for this county and state, Philip Ellis 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: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY