# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 12/29/00 10:29 2pgs
Fees:11.00 Taxes:382.95

20001229-0127374

**THIS INSTRUMENT WAS PREPARED BY**
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason N. Livingston | Jason N. Livingston | 90-12-0-192 |
| (NAME) | (NAME) | |
| 6230 Henry Ford Drive | 6230 Henry Ford Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37209 | |
| (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, Joyce Dennington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON N. LIVINGSTON AND WIFE, WENDY S. LIVINGSTON, 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:

Being Lot No. 222 on the Plan of Charlotte Park, Section III, as of record in Plat Book 2663, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Loretta Jones, an unmarried woman by deed from Ronald E. Underwood, Executor of the Estate of Ethel Littrell Smith, deceased of record in Deed Book 6818, page 626, Register's Office for said County.

Loretta Jones having since died leaving Joyce Dennington as sole beneficiary of the personal and real property as recorded by docket No. 00P-945 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. June 16, 2000

This conveyance is subject to Restrictive Covenants of record in Deed Book 2803, page 210, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2663, Page 70, Register's Office of said County.

unimproved ☒

This is improved ☐ property, known as 6230 Henry Ford Drive, Nashville, TN 37209

(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 27th day of December, 2000.

Joyce Dennington

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joyce Dennington the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/27/2000

My Commission Expire:* 5/3/04 *

Notary

LAURA SHOLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joyce Dennington, the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/27/2000

My Commission Expire:* *

Notary

**File Number: 12012051**
**RETURN TO:**
Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027