WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 13:56 2pgs
Fees:11.00 Taxes:341.88

20010607-0060100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

($92,400)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie A. Del Villaggio	AmSouth Bank	119-16-50
(NAME)	(NAME)	
925 Drummond Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Birmingham, AL 35244	
(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, Carlos L. McCaslin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melanie A. Del Villaggio unmarried, 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. 146 on the plan of Battlewood Section Two, of record in Plan Book 1835, Pages 95 and 96, Register's Office for said County.

SAID Lot No. 146, which is a corner lot, fronts 120.0 feet on the westerly margin of Drummond Drive and fronts 139.52 feet on the northerly margin of Wildview Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 145.0 feet on the westerly line and 164.52 feet on the northerly line to a point of intersection.

Being the same property conveyed to Carlos L. McCaslin and wife Betty L. McCaslin, by deed of record in Book 4912, Page 62, Register's Office for Davidson County, Tennessee. The said Betty L. McCaslin having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 925 Drummond Drive, Nashville, TN 37211
(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 31st day of May, 2001.

Carlos L. McCaslin

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 Carlos L. McCaslin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2002.

Commission expires: May 26, 2002

Elizabeth E. Triplett Notary Public

