WARRANTY DEED

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9/14/01

Notary Public

My Commission Expires 7/30/05

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessie McKirdy	SAME	73-01-0-181.00
(NAME)	(NAME)	
2406 Milton Dr.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	SAME	
(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, **Darlene C. Sanders**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessie McKirdy, a single woman**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 09/20/01 09:26 2pgs
Fees:13.00 Taxes:317.83

20010920-0101797

unimproved ☐

This is improved ☒ property, known as 2406 Milton Dr., Nashville, TN 37216

(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 our/my hands this 9/14/01.

Darlene C. Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Darlene C. Sanders and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 14 SEPT 01.

Commission expires:

My Commission Expires 7/30/05

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

File No.: 11004041

EXHIBIT A

Land in Davidson county, Tennessee being Lot No. 67 on the plan of Highland View Subdivision of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 70 feet on the east side of Milton Drive formerly Warrenton Place and extends back between parallel lines 150 feet to dead line in the rear measuring 70 feet.

Being the same property conveyed to Darlene C. Sanders by Deed from Edna Marie Taylor Hancocok and Ronald A. Hancock husband/wife dated 6/26/96, recorded 7/2//96 in Book 10106, page 909, Register's Office for Davidson County, Tennessee.
Property Address:
2406 Milton Dr.
Nashville, Tennessee 37216