Box:13
#4629

# WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/08/03 12:46 2pgs
Fees:13.00 Taxes:338.92
20030108-0003405

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Rebecca Boone | Mortgage Investors Group | 119-14-O-028.00 |
| (NAME) | (NAME) | |
| 252 Tanksley Avnue | 8320 E. Walker Springs Lane | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37211 | Knoxville Tn 37923 | |
| (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, **Sharon C. Robertson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Boone**, 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. 7, Block "E" on Map of Woodbine Courts, Part Two, Not of record, and being all of the property described in Deed Book 8703, Page 588, Register's Office, Davidson County, Tennessee, and further described by a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue South, Nashville, Tennessee 37212, License no. 665, dated October 29, 1992 and further described as follows:

Beginning at a point in the northerly margin of Tanksley Avenue; thence west 75 feet to a point; thence north 155.5 feet to a point; thence east 75 degrees to a point; thence south 155.5 feet to the point of beginning.

Being the same property conveyed to Sharon C. Robertson by deed from I. William Bay of record in Deed Book 8797, page 214 and filed for record on 11/30/92, Register's Office for said County.

County Taxes for the year 2002 due and payable in the amount of $857.61. All prior years are paid. All subsequent years a lien, but not yet due and payable. MAP & PARCEL 119-14-0 028.00.

unimproved ☐

This is improved ☒ property, known as 252 Tanksley Ave., 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 22nd day of November, 2002.

Sharon C. Robertson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared Sharon C. Robertson, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who, under oath, acknowledge that she executed the foregoing instrument for the purposes therein contained and did so as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 22nd day of November, 2002.

My Comm. Expires: 7-20-03 NOTARY PUBLIC

LORIE ANN BARTON NOTARY PUBLIC MY COMMISSION EXPIRES: 7-20-03 AT LARGE WILLIAMSON COUNTY

**File Number: 12210140**

**RETURN TO:**

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027