4347
13.5
447.5

# WARRANTY DEED

HEATHER D. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Anita S. Deal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2003.

Heather D. Wells
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anita S. Deal | Anita S. Deal | 136-07-0/41.00 |
| (NAME) 161 Timber Ridge Dr. | (NAME) 161 Timber Ridge Dr. | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Nashville, TN 37217 | |
| (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, **David R. McCarty and wife, Janie L. McCarty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anita S. Deal, an unmarried person**, 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, TN, being Lot No. 60 on the Plan of Priest Lake Park, Section II, of record in Book 4175, Page 56, 57 and 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. McCarty and wife, JanieL. McCarty by Warranty Deed from William T. Nicholson and wife, Georgia E. Nicholson dated September 18, 1998 and filed for record in Book 11122, Page 515, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants contained in an instrument of record in Book 4317, Page 17, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants contained in an instrument of record in Book 4317, Page 17, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 161 Timber Ridge Dr., 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 our hands this 21st day of August, 2003.

David R. McCarty
David R. McCarty

Janie L. McCarty
Janie L. McCarty

Davidson County DEEDWARR
Recvd: 09/02/03 17:39 2pgs
Fees:13.00 Taxes:434.75

20030902-0127061

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On August 21, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared David R. McCarty and Janie L. McCarty to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of August, 2003.

Commission expires:

Heather D. Wells
Notary Public

