WARRANTY DEED

Return to:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214
N13144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Eloise N. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES NOVEMBER 25, 2005

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Laboard	Same	59-10-279
(NAME)	(NAME)	
768 Garrison Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	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, Robert L. Debnam and Patricia Debnam, Husband and Wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly A. Laboard, 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 27, as shown on the map entitled Haynes Manor, Section 7, of record in Plat Book 6250, page (s) 292, Register's Office for Davidson County, Tennessee, to which plan rference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT L. DEBNAM AND WIFE, PATRICIA DEBNAM, by deed of record in Book 7112, page 204, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 768 Garrison Dr., Nahville, TN 37207
(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 14th day of January, 2004.

Robert L. Debnam
Robert Debnam

Patricia Debnam
Patricia Debnam

Davidson County DEEDWARR
Recvd: 01/16/04 10:17 2pgs
Fees:13.00 Taxes:333.00

20040116-0006756

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert L. Debnam and Patricia Debnam , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of January, 2004.

Commission expires:

Notary Public

STEPHANIE J. WILLIAMS
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOVEMBER 26, 2005