File No. 40836

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/04 11:18 1pgs
Fees:13.00 Taxes:371.85

20040930-0117807

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ San Diego

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Andrew A. Rydberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24TH~~ 23rd DAY OF SEPTEMBER, 2004.

Deanne Shearn
Notary Public

MY COMMISSION EXPIRES: ~~)~~

DEANNE SHEARN
COMM. #1461261
Notary Public California
SAN DIEGO COUNTY
My Comm. Expires February 4, 2008

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Williams	Douglas Williams	061-11-0 031.00
(NAME)	(NAME)	
914 Matthews Avenue	914 Matthews Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, Andrew A. Rydberg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Williams and wife, Irene Williams, 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 Number 2 on the Plan of Curley Manor, of record in Plat Book 1835, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Andrew A. Rydberg by deed from Thomas Roche and wife, Amanda Roche of record in Book 11279, page 467, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 914 Matthews Avenue, 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 my hand this 23rd day of September, 2004.

Andrew A. Rydberg
Andrew A. Rydberg

STATE OF CA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew A. Rydberg, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 23 day of September, 2004.

Commission expires: 31 Feb08

DEANNE SHEARN
COMM. #1461261
Notary Public California
SAN DIEGO COUNTY
My Comm. Expires February 4, 2008

Deanne Shearn
Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED