# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 11:15 2 pgs
Fees:13.00 Taxes:321.53

20050112-0004510

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: **$86,900.00.**

Carrie Tiesle
Affiant

Subscribed and sworn to before me this 31 day of December, 2004.

Rebecca L. Jones
Notary Public
My Commission expires: 4-6-08
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Rosemary Herron | New Owner | 59-05-0-56.00 |
| 4125 Meadow Hill Drive | | |
| Nashville, TN 37218 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Betty J. Ransom, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rosemary Herron**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: Unmarried

**Being Lot No. 73 on the plan of Buena Vista Estates, Section 3, of record in Book 4175, page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 73 fronts 70.0 feet on the westerly margin of Meadow Hill Drive and extends back 177.0 feet on the northerly line and 151.8 feet on the southerly line to a dead line in the rear, measuring 102.3 feet thereon.**

**Being the same property conveyed to Betty J, Ransom, an unmarried person, by deed from Williamsburg Corporation, on August 6, 1971, of record in Book 4528, page 456, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 139, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4435, page 92; and Book 4267, page 806; and Book 4268, page 127; and Book 4322, page 216; and Book 4435, page 90; and Book 4480, page 331; and Book 4484,p age 533; and Book 4512, page 694; and Book 4620, page 147; and Book 4620, page 866; and Book 4668, page 223; and Book 4673, page 630, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4125 Meadow Hill Drive, Nashville, TN 37218**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 31st December, 2004.

Betty J. Ransom
**Betty J. Ransom**

STATE OF Michigan
COUNTY OF Wayne

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Betty J. Ransom, an unmarried person** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 31 December, 2004

My commission expires 4-1-06

Rebecca L. Jones
Notary Public

REBECCA L. JONES
Notary Public, Wayne County, MI
My Commission Expires 04/01/2006

