Davidson County DEEDWARR
Recvd: 04/05/05 08:53 2 pg
Fees:13.00 Taxes:1294.63

20050405-0036710

Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
James H. Dickson	Countrywide Home Loans	082-16-0
805 Boscobel Street	5975 Roswell Road, NE Suite C333	GROUP
Nashville, Tennessee 37216	Atlanta, Georgia 30328	PARCEL 298.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents ($349,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Emelyne Marie Bingham, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James H. Dickson, unmarried and Tamara L. Walters, 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.

BEING Lot No. 120 on the Plan of J.S. Williams Addition to Edgefield of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Shirley S. Bingham, unmarried, by deed dated April 3, 1997, from David E. Hedrick and wife, Sarah C. Hedrick, of record in Book 10408, page 986, in the Register's Office for Davidson County, Tennessee; the said Shirley S. Bingham having since died and by her Last Will and Testament of record as Vol.5651/1551649 in the Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to her daughter, Emelyne Marie Bingham.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

unimproved ☐

This is improved ☒ property known as 805 Boscobel Street, Nashville, TN 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 31st day of March, 2005.

Emelyne Marie Bingham

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Emelyne Marie Bingham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee