File No. 250600048

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 10:47 2 pgs
Fees:13.00 Taxes:315.19

20050623-0072176

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,186.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 370641

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lareisa Ligon	Lareisa Ligon	149-02-0-C-008.00 CO
(NAME) 108 Elizabeths Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Elethia Woolfolk, a single person and Joe C. Woolfolk, a single person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lareisa Ligon, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 8, on the plan of Sterling Wood, as shown by plat of record in Plat Book 6250, Page 648, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elethia Woolfolk, a single person Joe C. Woolfolk, a single person by deed from Anita Hawkins, a single person, of record in Instrument No.20020212-0018724, Register's Office for said County.

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Restrictive Covenants of record in Deed Book 6668, Page 81, Register's Office of said County.

Sewer Easement as shown of record in Deed Book 6251, Page 616, Register's Office for said County.

By-Laws of record in Book 6668, page 91, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 6250, Page 648, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 108 Elizabeths Court, Antioch, TN 37013
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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/our hand(s) this 17th day of June, 2005.

Elethia Woolfolk by Marilyn Adams Attorney at fact

Joe C. Woolfolk by Marilyn Adams Attorney at fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marilyn Adams, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Elethia Woolfolk and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2005.

My Commission Expires:. 11/2/05

, Notary Public.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Marilyn Adams, with whom I am personally acquainted, and who proved herself to be the attorney in fact of Joe C. Woolfolk and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2005.

My Commission Expires:. 11/2/05

, Notary Public.

File Number: 250600048

RETURN TO:
Sidwell Title
121 First Ave. South, Ste. 200
Franklin, TN 37064