6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES July 15, 2008.

(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 15, 2008

THIS INSTRUMENT WAS PREPARED BY
Esquire Title and Escrow, Inc., 30 Burton Hills Blvd. Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HEATHER LAINE TALLEY	**SAME**	**82-3-376**
(NAME)	(NAME)	
1116 LISCHEY AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/05 12:13 2 pgs
Fees:13.00 Taxes:370.00

20050801-0089584

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, **ALISON M. PIEPMEIER, a MARRIED PERSON,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER LAINE TALLEY**, 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. 22 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville of record in Book 57, page 152, register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50.0 feet on the westerly side of North Fourth Street or Lischey Avenue and runs back between parallel lines 153.0 feet, more or less.

BEING THE SAME PROPERTY CONVEYED TO ALLISON M. PIEPMEIER, UNMARRIED, BY DEED FROM MARTIN RAINONE AND WIFE, VICTORIA RAINONE, OF RECORD IN BOOK 10022, PAGE 371, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1116 LISCHEY AVENUE, NASHVILLE, 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 my hand this **27th day of July, 2005**.

ALISON M. PIEPMEIER

WALTER BIFFEL

*and WALTER BIFFEL Husband

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **ALISON M. PIEPMEIER, a MARRIED PERSON, and WALTER BIFFEL,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of July, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

