Davidson County DEEDWARR
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Fees:13.00 Taxes:333.74

20050803-0090622

File No. 250700842

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,200.00

Rebecca Criddle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/16/06.

(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Ann Criddle	Rebecca Ann Criddle	072-15-0-315.00
(NAME)	(NAME)	
1818 A Cahal	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I, **Lawrence Penick**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Ann Criddle and husband, Jayson C. Criddle**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Belle Forrest Subdivision, of record in Book 547, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 57.5 feet on the southerly side of Cahal Avenue and extends back 185.5 feet on the westerly line and 175.5 feet on the easterly line with the westerly margin of Pennington Avenue to the northerly line of Lot No. 19, measuring 56.4 feet thereon.

Being the same property conveyed to Lawrence Penick by deed from Waltice Scott Pickens, of record in Book 10709, page 989, Register's Office for Davidson County, Tennessee.

The grantor hereby makes oath that the described property has never been the domicile of Lawrence Penick.

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 1818 A Cahal, Nashville, TN 37206
(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), 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), 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 22nd, day of July, 2005.

Lawrence Penick

Lawrence Penick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE PENICK, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that HE executed the within instrument for the purposes therein contained.

Witness my hand and Official seal at Goodlettsville, Tennessee, this 22 day of July, 2005.

My Commission Expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 250700842

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Return To:
B-4640

Jack Case Wilson Title Associates, LLC
7100 Executive Center Blvd.
Suite 150
Brentwood, TN 37027