WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/05 08:04 2 pgs
Fees:13.00 Taxes:338.55
20050915-0110837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: (Affix seal)

CURVINA BOOKMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, My Commission Exp. March 24, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosa Parker	Rosa Parker	058-16-0-090.00
(NAME)	(NAME)	
404 Kingview Court	404 Kingview Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Herschel D. Giles, and wife, Lettie J. Giles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosa Parker, 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Herschel D. Giles and wife, Lettie J. Giles, by deed from Terry N. Sweat and wife, Alexis B. Sweatt, executed 12/21/79 and filed for record on 12/28/79 in Book 5546, Page 646, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 404 Kingview Court, Nashville, TN 37218

(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 our hands this 9th day of September, 2005.

Herschel D. Giles

Lettie J. Giles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Herschel D. Giles and Lettie J. Giles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2005.

Witness my hand and official seal at Nashville, Tennessee this 9th day of September, 2005.

Commission expires: March 21, 2009

Curvina Boseman

Notary Public

