10116

Book 186

WARRANTY DEED

BETH TRIPLETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/28/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Sarah Drenske
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2005.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Stannard	Countrywide Home Loans	61-12-161
(NAME)	(NAME)	
1200 Riverwood Drive	P O Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/16/05 13:13 2 pgs
Fees:13.00 Taxes:481.00

20050916-0111676

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, Ann Gaylia O'Barr-Breedlove, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Stannard, 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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of the Eastdale Place as of record in Book 547, Page 29, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

TRACT 2:

Land in Davidson County, Tennessee, being part of Lot No. 25 on the plan of Eastdale Place as of record in Book 547, Pages 29 and 30, Register's Office for said County.

Said part of Lot No. 25 fronts 15 feet on the southerly side of Riverwood Drive and runs back between parallel line 200 feet to a dead line and is the westerly 15 feet of said lot.

Being the same property conveyed to Ann Gaylia O'Barr-Breedlove by Quitclaim Deed dated May 22, 2000 from Odis Lurton O'Barr, Jr. and Ann Gaylia O'Barr-Breedlove, being the heirs of Odis L. O'Barr and Annie D. O'Barr, of record in Instrument No. 20000525-0052430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1200 Riverwood Drive, Nashville, TN 37216

(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 13th day of September, 2005.

Ann Gaylia O'Barr-Breedlove
By Odis Lurton O'Barr, Jr. as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of September, 2005 before me personally appeared Odis Lurton O'Barr, Jr., the person who executed the foregoing instrument on behalf of Ann Gaylia O'Barr-Breedlove, and acknowledged that he executed the same as the free act and deed of the said Ann Gaylia O'Barr-Breedlove, through Power of Attorney granted Odis Lurton O'Barr-Breedlove by the said Ann Gaylia O'Barr-Breedlove.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2005.

Commission expires: May 28, 2006

Beth Triplett — Notary Public

