WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/07/05 09:34 2 pgs
Fees:13.00 Taxes:280.74

20051007-0121134

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olivia Joy Cole	MORTGAGE INVESTORS GROUP	73-7
(NAME) 405 32nd Avenue South	(NAME) 8320 E WALKER SPRINGS LANE	Parcel 192
(ADDRESS) Nashville, TN 37212	KNOXVILLE, TN 37923	
(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,

Robert R. Webb and wife, Dorothy J. Webb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olivia Joy Cole, unmarried

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 Division of Lots 22 through 26, 38 and 39 (Section A) and 41, 42 and 43 (Section 3), Cabin Hill, of record in Plat Book 6250, page 523, amending Plat Book 5200, page 795, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Webb and wife, Dorothy J. Webb, by Warranty Deed dated November 26, 1986, from Calvin L. Tate and wife, Teresa L. Tate, recorded in Book 7056, page 592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 2421 Robbie Court, Nashville, TN 37214

(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 4th day of October 2005.

Robert R. Webb

Dorothy J. Webb

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 4th day of October , 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert R. Webb and Dorothy J. Webb, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2005.

Commission expires: 9-20-08

Notary Public

