WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,467.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/21/05 11:18 2 pgs
Fees:13.00 Taxes:752.83

20051021-0127235

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

d-0584

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sherri E Roddick	First Bank	083-13-0-047.00
(NAME)	(NAME)	
1209 Fatherland Street	6110 Shallowford Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Chattanooga, TN 37421	
(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, Kimberly Breece and husband, Chad W. Breece, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherri E Roddick, 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. 76 on the East Edgefield Plan of record in Book 21, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Shelton, an unmarried woman by Warranty Deed from Bill Martin, a married man, dated December 22, 1999, of record in Instrument No. 199912280307439, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Kimberly Breece and Chad W. Breece, wife and husband by Quitclaim Deed from Kimberly Shelton, an unmarried woman, dated January 18, 2005, of record in Instrument No. 20050201-0011395, said Register's Office.

Luis Lizarraga executes this instrument pursuant to a Power of Attorney of record in Instrument Number X, Register's Office for Davidson County, TN. X20051021-0127234

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1209 Fatherland Street, 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 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 11th day of October, 2005.

Kimberly Breece by [signature]
Kimberly Breece by Luis Lizarraga, Attorney in Fact

Chad W Breece by [signature]
Chad W. Breece by Luis Lizarraga, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Luis Lizarraga known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Kimberly Breece and Chad W. Breece, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Kimberly Breece and Chad W. Breece. Witness my hand and Notarial Seal this 11th day of October, 2005.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027