500902

File Box 30

Return To:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Enoc Colindres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/8/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-2354

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enoc Colindres	Countrywide Home Loans, Inc.	134-13-0 012.00
(NAME)	(NAME)	
4805 Jeffery Drive	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37204	
(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, Wallace Berry Pyburn, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Enoc Colindres, 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:

Being Lot No. 70, Kenilworth Estates, Section Two as of record in Book 2900, Page 126, Register's Office for Rutherford County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Wallace Berry Pyburn and wife, Corinne H. Pyburn by Warranty Deed dated May 9, 1961 from Martin Zeitlin, Trustee of record in Book 3223, Page 547, Register's Office for Davidson County, Tennessee. Corinne H. Pyburn having since died on November 30, 2003, leaving property vested in Wallace Berry Pyburn as surviving tenant by the entirety.

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 4805 Jeffery Drive, Nashville, TN 37211

(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 18th day of November, 2005.

Wallace Berry Pyburn

Davidson County DEEDWARR
Recvd: 11/23/05 08:07 2 pgs
Fees:13.00 Taxes:403.30

20051123-0141400

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wallace Berry Pyburn the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 18th day of November, 2005.

Commission expires: 8-16-09



Heather Lee

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167