WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 14:16 2 pgs
Fees:13.00 Taxes:502.83

20051207-0147396

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Shelby S.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2005.

Rachel Neal

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL NEAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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

My Commission Expires JULY 25, 2009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric S. ~~Shawn~~ Torstenson	Webster Bank, N.A.	62-13-77
(NAME)	(NAME)	
1405 Hemlock Ave.	6009 West Johnson Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Cheshire, CT 06410	
(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, Betty T. Pearson a/k/a Betty S. Turner, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric ~~Shawn~~* Torstenson** 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: *S. ** and wife, Amy Torstenson

Land in the 11th Civil District of Davidson County, Tennessee, being lot no. 12 on the map of Geo. I. Waddey's Subdivision of the W.N. Morgan 18.25 acre trust, called the Riverbluff Subdivision, as of record in Book 843, Page 101, Register's Office for said County.

Said lot no. 12 fronts 100 feet on the easterly side of Hemlock Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Betty S. Turner, an unmarried, by Warranty Deed dated July 25, 1969 from Theodore E. Turner, an unmarried, of record in Book 4353, Page 866, 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 1405 Hemlock Ave., 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 18th day of November, 2005.

Betty S. Turner Pearson
Betty T. Pearson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty T. Pearson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Commission expires: May 28, 2006

Beth Triplett
Beth Triplett Notary Public

