WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/13/05 13:16 2 pgs
Fees:13.00 Taxes:407.00
20051213-0149646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Cherae Farmer-Dixon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2005.

Curvina Bosemon
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CURVINA BOSEMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cherae Farmer-Dixon	Cherae Farmer-Dixon	156-13-0-022.00
(NAME)	(NAME)	
8101 Chase View Court	3727 Stevens Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37218	
(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, Leroy Tremain, and wife, Virginia Tremain, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cherae Farmer-Dixon, 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. 24 on the Plan of Revision Two, Final Plat for Chase Creek, of record in Plat Book 9700, Page 524, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Leroy Tremain and wife, Virginia Treman, by deed from BA Plus, Inc., executed 04/29/04 and filed for record on 05/05/04 in Instrument No. 20040505-0051288, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 8101 Chase View Court, Nashville, TN 37221

(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 2nd day of December, 2005.

Leroy Tremain

Leroy Tremain

Virginia Tremain

Virginia Tremain

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Leroy Tremain, and wife, Virginia Tremain, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of December, 2005.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 2005.

Commission expires: March 21, 2009

Curvina Boseman

Notary Public

