BOX 13
10589

WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 7-25-09

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anita Lawless	Anita Lawless	80-8-448
(NAME)	(NAME)	
2825 Hydes Ferry Road	2825 Hydes Ferry Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, Valerie J. McCardell, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anita Lawless, an unmarried woman, 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. 26 on the Plan of River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Valerie J. McCardell, by deed of record in Instrument No. 20001011-0100914, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Valerie J. McCardell by Andrew Pilkinton as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051228-0155554 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2825 Hydes Ferry Road, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 12/28/05 14:26 2 pgs
Fees:13.00 Taxes:388.50



20051228-0155555

Witness my hand this 15th day of December, 2005.

Valerie J. McCardell

Valerie J. McCardell

by

her Attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 15th day of December, 2005, before me personally appeared Andrew Pilkinton, the person who executed the foregoing instrument on behalf of Valerie J. McCardell and who acknowledged that she executed the same as the free act and deed of the said Andrew Pilkinton, through Power of Attorney granted Andrew Pilkinton by the said Valerie J. McCardell.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2005.

Commission expires:

Notary Public

