File No. 251200830

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Esther Rambo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES 04/21/07
(AFFIX SEAL)

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/09/06 12:08 2 pgs
Fees:13.00 Taxes:240.50

20060109-0002916

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendi L. McConnell	Wendi L. McConnell	072-09-0-404.00
(NAME)	(NAME)	
1001 Carolyn Ave.	4704 Cape Hope Pass	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bettie Winnett, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendi L. McConnell, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that certain lot or parcel of land lying and being in Davidson County, Tennessee, being the westerly 55 feet of Lot Number 60 on the Plan of Irvington Subdivision, as shown of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 60 fronts 55 feet on the northerly side of Carolyn Avenue and extends back between parallel lines, with the easterly margin of Martha Street, 175 feet to a dead line.

Being the same property conveyed to Bettie Winnett by deed from Bettie Winnett Hart, now known as Bettie Winnett, executed 10/03/02 and field for record on 10/10/02 in Instrument No. 20021010-0124112, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1001 Carolyn 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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/our hand(s) this 30th day of December, 2005.

Bettie Winnett

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 BETTIE WINNETT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that SHE executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 30th day of December, 2005.

Commission expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 251200830

RETURN TO:

Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072