**THIS INSTRUMENT PREPARED BY:**
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

**SEND TAX BILLS TO:**

New owner

**MAP PARCEL NUMBERS** 61-06-67

Davidson County DEEDWARR
Recvd: 01/25/06 10:19 2 pgs
Fees:13.00 Taxes:370.00
20060125-0009409

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 22 day of December, 2005 by and between **Jerry N. Vanatta and Belinda C. Vanatta, husband and wife**, party of the first part, and **Matthew Acord and Laura Acord, husband and wife**, party of the second part,

**WITNESSETH**: That for and in consideration of **$100,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

**A certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:**

**Land in Davidson County, Tennessee, being all of Lot No. 217, MAPLEWOOD HEIGHTS, 2nd SUBDIVISION, according to the plat thereof, recorded in Plat Book 547, Page 103 AND 104 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.**

**Said Lot No. 217 fronts 100 feet on the westerly margin of Hutson Avenue and runs back between lines 300 feet to a dead line, which measures 100 feet.**

**BEING the same property conveyed to Jerry N. Vanatta and wife Belinda C. Vanatta by deed from Agnes Christine Mason, of record in Book/Instrument No.20011024-0116480 Register's Office, Davidson County, Tennessee, dated 10/16/01 and recorded 10/24/01.**

**THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s);Any and all matters of Plat in Book 547, Page 103 and page 104, zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.**

**The above referenced property is also known as 4020 Hutson Avenue, Nashville, TN 37216.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Jerry N. Vanatta
**Jerry N. Vanatta**

Belinda C. Vanatta
**Belinda C. Vanatta**

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry N. Vanatta and Belinda C. Vanatta, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of December, 2005.

My commission expires 7-19-08

Robert M Loff
Notary Public

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$100,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Mendy Dalley
Affiant

Subscribed and sworn to before me this 22nd day of December, 2005.

My commission Expires 7-22-07

Angie Valentini
Notary Public

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**PROPERTY ADDRESS:**
**4020 Hutson Avenue**
**Nashville, TN 37216**

Name and Address of New Owner Matthew + Laura Acord
4020 Hutson Ave.
Nashville, TN 37216