WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/06 09:51 1 pgs
Fees:13.00 Taxes:484.33

20060206-0014288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2006

Notary Public

MY COMMISSION EXPIRES:

RACHEL O'BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC 109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Williams	Dorothy Williams	060-020-175.00
(NAME) 3034 Creekwood Drive	(NAME) 3034 Creekwood Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Xaviera Sweat, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Williams a single 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. 161 on the Plan of Parkwood Estates, Section One, of record in Plat Book 2900, Page 119 and 120, Register's Office for said County, to which reference is hereby made for a more complete description.

~~Being the same property conveyed to Dorothy Williams by deed from Xaviera Sweat, dated January 27, 2006, of record in Instrument # Register's Office for Davidson County, Tennessee.~~

Being the same property conveyed to Zavier Sweat and Opal Sweat by deed from Michael O. Kinzer and wife, Jacqueline E. Kinzer, dated December 12, 2001 and filed of record in Instrument #20011220-0140709, said Register's Office.And further conveyed to Xavier Sweat, a single woman, by deed from Xavier Sweat, a single woman, and Opal Sweat, her mother by Quitclaim Deed filed for record in Instrument No. 20040416-0043126, Register's Office for Davidson County, Tennnessee.

unimproved ☐

This is improved ☒ property, known as 3034 Creekwood Drive, Nashville, TN 37207

(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 27th day of January, 2006.

Xaviera Sweat

Xaviera Sweat

~~XAVIERA~~ XSS

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 Xavier Sweat, the bargainor(s), 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 27th day of January, 2006.

Commission expires:

RACHEL O'BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 23, 2009