# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/06 09:48 2 pgs
Fees:13.00 Taxes:262.70
20060214-0017625

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009~~ 9/17/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Minerva M. Ingram | Volunteer Trust Mortgage Corporation | |
| (NAME) | (NAME) | |
| 808 Hillmore Avenue | 301 Perimeter Park Drive | 59-14-273 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37218 | Nashville, TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20060221 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Jacqueline S. Hornbeck, married David Hornbeck**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Minerva M. Ingram**, hereinafter called the GRANTEE, **his/her** 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. 24B on the Plan of Zone Lot Division Lots 4, 5, and 24, Hillmore Subdivision, of record in Book 6250, page 195, as amended in Book 6250, page 495, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Property commonly known as: 808 Hillmore Drive, Nashville, Davidson County, Tennessee.

BEING all of the same property conveyed to Jacqueline S. Hornbeck, married by Warranty Deed from Betty Jean Seay dated September 27, 2002 of record at Instrument No. 20020927-0118130, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 808 Hillmore Dr., 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 1st day of February, 2006.

Jacqueline S. Hornbeck

David Hornbeck

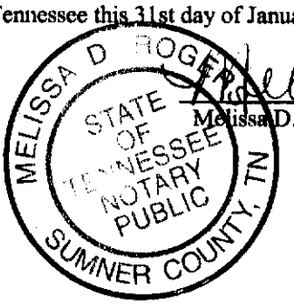
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jacqueline S. Hornbeck,, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jacqueline S. Hornbeck, married David Hornbeck executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January, 2006.

Commission expires: March 24, 2009




Melissa D. Rogers Notary Public

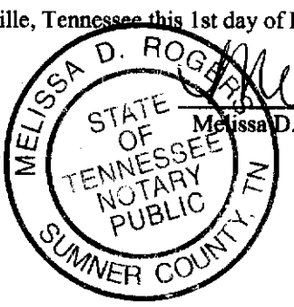
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David Hornbeck, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jacqueline S. Hornbeck, married David Hornbeck executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of February, 2006.

Commission expires: March 24, 2009




Melissa D. Rogers Notary Public