Davidson County DEEDWARR
Recvd: 02/22/06 11:54 2 pg
Fees:13.00 Taxes:514.30

20060222-0020713

WARRANTY DEED

JOHN C. EAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ET-06-0148

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Obedmot and wife, Irene Augustini	[redacted]	
(NAME)	(NAME)	
3524 Country Way	New Owner	150-8-74
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JANE LOVELL, MARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES OBEDMOT AND WIFE, IRENE AUGUSTINI, hereinafter called the Grantees, their heirs and assigns, that 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. 486 on the Plan of Section 5, Towne Village of the Country, of record in Plat Book 6250, Page 783, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 486 fronts 66.00 feet on the northerly margin of Country Way Road and extends back 161.49 feet on the westerly line and 90.00 feet on the easterly line to a diagnoal line in the rear, measuring 97.29 feet thereon.

Being the same property conveyend to Jane Lovell by deed of record by Instrument #20041105-0133590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 5289, Page 687; Book 5456, Page 511, Book 5633, Page 545, Book 6767, Page 456, Book 7402, Page 980, and in Book 7404, Page 295, said Register's Office.

This conveyance is subject to a drainage easement of record in Book 6546, Page 54, said Register's Office.

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

~~Steven McGraw~~ _____, spouse of Jane Lovell, joins in this conveyance for the purpose of conveying any marital interest he may have in said property.

unimproved ( )
This is improved (X) property, known as 3524 Country Way, Antioch, Tennessee 37013
(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/our hand(s) this 10th day of February, 2006.

Jane Lovell
Jane Lovell

Steven McGraw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Jane Lovell *the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 10th day of February, 2006.

*and Steven McGraw

My Commission Expires: 09-16-07

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Beverly J. Heatherly
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 10th day of February, 2006.

My Commission Expires _____

_____
Notary Public

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW