Davidson County DEEDWARR
Recvd: 03/01/06 10:02 2 pgs
Fees:13.00 Taxes:688.20

20060301-0023413

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Abby Wells	Volunteer Trust Mortgage Corp.	155-02-0 A
8205 Poplar Creek Road	301 S. Perimeter Park Drive #125	GROUP
Nashville, Tennessee 37221	Nashville, TN 37211	PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ****** One Hundred Eighty Six Thousand Dollars and Zero Cents (****$186,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Charles Derrington and wife, Susan L. Derrington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Abby Wells, a single person, 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.

BEING Lot No. 45 on the Plan of Resubdivision of Lots 45 and 46, Montcastle Estates, of record in Plat Book 6050, page 451, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

BEING the same property conveyed to Charles Derrington and wife, Susan L. Derrington, by deed dated August 31, 1991, from Holger Dale Holgersson and wife, Rhonda Ann Holgersson, of record in Book 8436, page 19, Register's Office for Davidson County, Tennessee; the said Charles Derrington having since conveyed his interest in subject property to Susan L. Derrington by Quitclaim Deed dated September 16, 1996, of record in Book 10198, page 373, said Register's Office, and the said Susan L. Derrington having since conveyed her interest in subject property to Charles Derrington (aka Charlie Derrington) and Susan L. Derrington, husband and wife, by Quitclaim Deed dated October 10, 1997, of record in Book 10650, page 102, said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 8205 Poplar Creek Road, Nashville, Tennessee 37221

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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of February, 2006.

Charles Derrington

Susan L. Derrington

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Charles Derrington and Susan L. Derrington, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

