This instrument prepared by:
**Lehman Land Title, Inc.**
**6 Cadillac Drive Suite 190**
**Brentwood, TN 37027**
**(615) 371-8999**

File No.: **2035**

Davidson County DEEDWARR
Recvd: 03/02/06 10:41 3 pgs
Fees:18.00 Taxes:560.68

20060302-0024205

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **February 23, 2006** ,by and between **Virginia Humphrey**, an unmarried person, parties of the first part, and **Barbara Winfrey**, an unmarried person, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), 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 had 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 the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

BEING LOT NO. 129 ON THE FINAL PLAT, PHASE II, CHATEAU VALLEY, OF RECORD IN BOOK 8250, PAGE 932, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VIRGINIA HUMPHREY BY DEED FROM CUMBERLAND BUILDERS, INC., RECORDED ON THE 30TH DAY OF MARCH, 2000 IN INSTRUMENT NO. 200003300031930, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **59-15A-54CO**

☐ Improved OR

☒ Unimproved property located at: **3405 Chateau Valley Lane, Nashville, TN 37207**

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

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends 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 party of the first part of the day and year first above written.

Virginia L. Humphrey

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Virginia Humphrey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 23rd day of February, 2006.

Brenda R. Lehman Notary Public Williamson County Tennessee

My Commission Expires: 3/10/07

**********

Owner's Name: **Barbara Winfrey**

and Address: **3405 Chateau Valley Lane, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Barbara Winfrey
1413 Willowbrooke Circle
Franklin, TN 37069

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$149,587.00~~ 151,536.39 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Barbara J. Bingley
Affiant

Subscribed and sworn to before me this **2/23/2006.**

Brenda R. Lehman
Notary Public

My Commission Expires: 3/10/07