WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Caroline Chappell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2006..

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 11/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Ann Soderquist		Map & Parcel 16000013000
(NAME) 5628 S Hillview Drive	New Owner	
(ADDRESS) Brentwood, TN 37027		
(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, Shirley K. McGrew, unmarried,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Lars Soderquist and wife, Charlotte Ann Soderquist, 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:

Being Lot No. **36** on the Plan of Boker Heights, Section II, of record in Book 4300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 246.04 feet on the easterly side of South Hillview Drive and extends back between lines measuring 201.15 feet on the northerly line and 176.59 feet on the southerly line to a line in the rear on which it measures 296.15 feet.

Being the same property conveyed to Shirley K. McGrew, a single person, from Fred Harron and Marie P Harron, husband and wife, by warranty deed of record in Instrument No. 20011011-0110987, Register's Office for Davidson County, Tennessee.

This transaction is subject to (1) 2006 Taxes, a lien not yet due and payable. Said Taxes are hereby prorated with grantor paying said pro rata part to grantee who will be responsible for payment of said Taxes when due and payable. (2) Subject to restrictive covenants, easements and setback lines that are applicable to the subject property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body. (3) Subject to all matters of record in Plat Book 4300, page 1, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5628 S Hillview Drive, Brentwood, TN 37027

(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.

Davidson County DEEDWARR
Recvd: 03/17/06 13:19 2 pgs
Fees:13.00 Taxes:2034.63

20060317-0031117

Witness my hand this 10th day of March, 2006..

Shirley K. McGrew

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Shirley K. McGrew, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of March, 2006.

Commission expires:

Notary Public

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007