WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/06 11:42 2 pgs
Fees:13.00 Taxes:426.83
20060321-0032297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,360.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

DARLENE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorsha James	SAME	
(NAME)	(NAME)	Map 52-13-B
2314 Benay Road		
(ADDRESS)	(ADDRESS)	Parcel 41.00
Nashville, TN 37214		
(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, I, **AVA NICOLE WALLACE DEGUIRA (FORMERLY KNOWN AS AVA NICOLE WALLACE)**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DORSHA JAMES**, UNMARRIED, hereinafter called the Grantee, 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. 56 of the Condominium Site Plan, Phase II-A on the Plan of River Glen, Planned United Development, plan of record in Plat Book 6900, Page 818, amending Plat Book 6900, Pages 650 and 651 and Plat Book 6900, Page 808, all references of record in the Register's office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ava Nicole Wallace, by Warranty Deed from John B. Fisher Jr and Andrea D. Fisher, dated December 31, 2002, of record in Instrument No. 20030107-0002661, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2314 Benay Road, Nashville, TN 37214

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.

Joseph DeGuira joins in this conveyance for the purpose of conveying all right, title and interest he/she might have in and to the above described property as the spouse of Ava Nicole Wallace DeGuira.

Witness our hands this 20 day of March, 2006.

Ava Nicole Wallace DeGuira

Joseph DeGuira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ava Nicole Wallace DeGuira and Joseph DeGuira, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 20 day of March, 2006.

Commission expires:

Notary Public

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
EXP. 5/23/06
DICKSON COUNTY, TENN.