Davidson County DEEDWARR
Recvd: 04/04/06 09:51 2 pgs
Fees:13.00 Taxes:555.00

20060404-0038086

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: November 30, 2009.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Van T. Scarborough	Countrywide Home Loans	147-14-36
(NAME)	(NAME)	
604 Watsonwood Drive	801 Crescent Centre Dr., Ste. 510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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,

DEBRA A. ALVEY, A SINGLE WOMAN,,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

VAN T. SCARBOROUGH, A SINGLE PERSON,

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. 230, on the Plan of Whispering Hills Subdivision, Section 2-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Debra A. Alvey, a single woman, by deed from Charles L. Warden and wife, Kimberly M. Warden, of record in Instrument Number 20050518-0055994, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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.

unimproved ☐

This is improved ☒ property, known as 604 Watsonwood Drive, Nashville, TN 37211

(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 27th day of March, 2006.

X Debra A. Alvey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra A. Alvey, a single woman,, 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.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra A. Alvey, a single woman,, 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 Brentwood , Tennessee this 27th day of March, 2006

Commission expires: November 30, 2009

Notary Public

WILLIAMSON COUNTY, TENNESSEE ★ J. TRENT LEHMAN ★ NOTARY PUBLIC AT LARGE