File No. 60192

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/06 10:39 2 pgs
Fees:13.00 Taxes:442.15
20060404-0038190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/22/08 (AFFIX SEAL)

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nansy Travis	New Owner	42-7A-74CO
(NAME) 905 Candlewick Ct	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, The Bank of Nashville, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nansy M.Travis and Percy L. Travis, III, Wife and Husband, 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:

Land in Davidson County, Tennessee, being Lot No. 336, on the Plan of Heritage Square, Phase Three (revised), of record in Book 5200, page 744, Register's Office for said County. Said Lot 336 fronts 51.55 feet on the Easterly margin of Candlewick Court and extends back 124.86 feet on the Northerly and 114.65 feet on the Southerly line to a dead line in the rear, measuring 64.91 feet thereon. There is conveyed with the above described property an undivided interest in and to the general and /or restricted common areas and facilities of Heritage Square, Phase Three (Revised), a planned unit development, as said areas set forth and defined in Restrictions of record in Book 6071, page 766, and as amended by Instrument of record in Book 6122,page 483, Register' s Office for Davidson County, Tennessee, and to which reference is hereby made for a more particular description.

Being the same property conveyed to The Bank of Nashville by deed from Aaron Squyres, Succesor Trustee and Chris Gray, Co-Trustee, dated February 28, 2006, of record in Instrument Number 20060126-0009782, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6071, page 766, Book 6122, page 483, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 905 Candlewick Ct, Madison, TN 37115

(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 hand this 29th day of March, 2006.

The Bank of Nashville

By: _____

Ellen Hackett, Vice President

File No. 60192

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ellen Hackettwith whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President of The Bank of Nashville the within named bargainor, and corporation, and that he as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ellen Hackett as such President.

Witness my hand and official seal this 28th day of March, 2006.

Commission expires:

My Commission Expires SEPT. 22, 2007

Ashley M. Griffith
Notary Public

