WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 08:19 2 pgs
Fees:13.00 Taxes:514.30
20060417-0042888

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH** DAY OF **APRIL, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERTA L. CANDLER	SAME	**102-7-45**
(NAME)	(NAME)	
6665 BEACON LANE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, **FANNIE LATILDA PIERCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERTA L. CANDLER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 87 ON THE PLAN OF CHARLOTTE PARK, SECTION 26, AS OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 87 FRONTS 80.0 FEET ON THE SOUTHEASTERLY SIDE OF BEACON LANE AND EXTENDS BACK 150.0 FEET ON THE NORTHEASTERLY LINE AND 110.0 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE, MEASURING A TOTAL OF 99.23 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FANNIE LATIDLA PIERCE BY DEED FROM FANNIE LATILDA PIERCE, PERSONAL REPRESENTATIVE FOR THE ESTATE OF OFFIE A. KNIGHT OF RECORD IN INSTRUMENT NO. 20060111-0003988 DATED JANUARY 4, 1005 AND RECORDED JANUARY 11, 2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **6665 BEACON LANE, NASHVILLE, TN 37209**

(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 **13th day of April, 2006.**

Fannie Latilda Pierce
FANNIE LATILDA PIERCE

Raymond F. Pierce
RAYMOND F. PIERCE

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **FANNIE LATILDA PIERCE and RAYMOND F. PIERCE** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of April, 2006.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

