26368

# WARRANTY DEED

8807

Davidson County DEEDWARR
Recvd: 04/18/06 10:04 2 pgs
Fees:13.00 Taxes:325.60
**20060418-0043918**

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires Sept. 22, 2007

STATE OF Tennessee
COUNTY OF Davidson

$88,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen L. Nesbitt | Stephen Nesbitt | 150-03-0 273.00 |
| (NAME) | (NAME) | |
| 2910 Sheana Way | 831 Woodmont Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37204 | |
| (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, Jessica Smith, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen L. Nesbitt, unmarried, 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. 103A on the Plan of Zone Lot Division Lots 102 and 103, Chelsea of Priest Lake, Section Two-B, as of record in Plat Book 6250, Page 449, amended in Plat Book 6250, Page 947 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jessica Smith, unmarried **and** Janie Bailey, unmarried by deed of record in Instrument No. 2000517-0049501 Register's Office for Davidson County, Tennessee.

Being further conveyed to Jessica Smith, unmarried by Quitclaim Deed of record in Instrument No. 20060418-0043917, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2910 Sheana Way, Antioch, TN 37013
(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 13th day of April, 2006.

Jessica L Smith 4/13/06

Jessica Smith

State of FAIRFAX / VIRGINIA County of VIRGINIA / FAIRFAX

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jessica Smith 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 13 AND [illegible] AVE, RESTON VA, this 13th day of April, 2006.

Commission expires: MAY 31ST 2009

Notary Public MARIRA VILLARROEL

State of Virginia, County of Fairfax
Signed and Sworn to before me this
13 day of APRIL, 2006
MARIRA VILLARROEL
Notary Public, Commission Expires: MAY 31ST 2009