This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2094**

Davidson County DEEDWARR
Recvd: 04/19/06 13:28 2 pgs
Fees:13.00 Taxes:64.75

20060419-0044864

WARRANTY DEED

THIS INDENTURE, made and entered into this **April 7, 2006** ,by and between **May Alice Ridley**, parties of the first part, and **Allen Construction Remodeling and Home Improvement Co., a Tennessee corporation**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF CLINTONDALE SUBDIVISION, AS OF RECORD IN BOOK 2330, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF CLINTONDALE DRIVE, THE COMMON CORNER OF LOTS 9 AND 10; THENCE NORTHWARDLY WITH THE LINE BETWEEN SAID LOTS, 169.7 FEET TO A POINT IN THE SOUTHERLY LINE OF A CEMETERY; THENCE WITH THE SOUTHERLY LINE OF SAME, WESTWARDLY 35 FEET TO A POINT; THENCE NORTHWESTWARDLY WITH THE WESTERLY LINE OF SAID CEMETERY, 143.7 FEET TO A POINT; THENCE EASTWARDLY WITH THE NORTHERLY LINE OF SAID CEMETERY, 70 FEET TO A POINT IN THE WESTERLY LINE OF LOT 9; THENCE WITH THE SAME, NORTHWARDLY 88.8 FEET TO A POINT; THENCE SOUTHWESTWARDLY 140 FEET TO A POINT, THE COMMON CORNER OF LOTS 10 AND 11; THENCE SOUTHWARDLY WITH THE LINE BETWEEN SAID LOTS, 338.4 FEET TO A POINT IN THE NORTHERLY MARGIN OF CLINTONDALE DRIVE; THENCE WITH THE MARGIN OF THE SAME, EASTWARDLY 99 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MAY ALICE RIDLEY BY QUITCLAIM DEED FROM CITIZENS SAVINGS BANK AND TRUST COMPANY, RECORDED ON THE 2ND DAY OF OCTOBER, 1992 IN DEED BOOK 8746, PAGE 421, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made 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.

Parcel ID # **69-07-27.00**

☐ Improved OR

☒ Unimproved property located at: **2031 Clintondale Drive, Nashville, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

May Alice Ridley

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **May Alice Ridley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 7th day of April, 2006.

Brenda R Behman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

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Owner's Name: **Allen Construction Remodeling and Home Improvement Co., a Tennessee corporation**

and Address: **2031 Clintondale Drive, Nashville, TN 37218**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Bank Of Nashville
401 Church Street
Nashville, TN 37219

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$17,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

May Alice Ridley
Affiant

Subscribed and sworn to before me this **4/07/2006.**

Brenda R Behman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee