File No. 260301996

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/27/06 11:56 2 pgs
Fees:13.00 Taxes:425.50

20060427-0048291

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhonda Tolliver	Rhonda Tolliver	Map 1910709007700
(NAME) 917 Patricia Drive	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ella Marie Hunley, a widow, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhonda Ladorse Tolliver unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 67 on the Plan of Patricia Heights, Section I, as of record in Plat Book 2331, Pages 130 and 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 67 fronts 178 feet on the westerly side of Patricia Drive and runs back between lines, measuring 147 feet on the north line and 137 feet on the south line to the rear line, measuring 178.5 feet thereon.

Being the same property conveyed to William V. Hunley and wife, Margaret L. Hunley by deed from Ben F. Johnson and wife, Charlene L. Johnson of record in Deed Book 4421, page 222 and filed for record on June 1, 1970, Register's Office for said County. The said Margaret L. Hunley having since died leaving William V. Hunley as sole owner. William V. Hunley having since remarried to Ella Marie Hunley. The said William V. Hunley having since died leaving Ella Marie Hunley and Yvonne Marie Smallwood as sole surviving heirs pursuint to Affidavit of Heirship of record in Instrument No.20060419-0044999, Register's Office for Davison County, Tennessee. And being further conveyed to Ella Marie Hunley by Quitclaim deed from Yvonne Marie Smallwood of record in Instrument No.20060426-0047743 Register's Office for said County.

Subject to all matters as set forth per Plat Book 2331, Page 131, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6045, Page 421; book 6067, page 762; Book 6887, page 605; Book 2542, page 519, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 917 Patricia Drive, Nashville, TN 37217
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we

FILE BOX 45

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 GRANTEE(S), HER 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 17th day of April, 2006.

17th

Ella Marie Hunley

STATE OF SOUTH CAROLINA
COUNTY OF HORRY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ella Marie Hunley 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 this 17th Day of April, 2006.

My Commission Expires January 21, 2015

Notary Public

NOTARY FOR ELLA MARIE HUNLEY ONLY

NOTARY PUBLIC SOUTH CAROLINA JOANN E. JOYNER

File Number: 260301996
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122