WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,888.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(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
KATHRYN RUSS	COUNTRYWIDE HOME LOANS	**94-1-313**
(NAME)	(NAME)	
1421 FULTON STREET	P.O. BOX 961206, FTWX-22	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	FORT WORTH, TX 76161	
(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, **FIKISHA L. SWADER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN RUSS, 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:

BEING LOT NO. 132 ON THE MAP OF SHELBY VILLAGE NO. TWO, AS OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 132 FRONTS 61 FEET ON THE NORTHERLY SIDE OF FULTON STREET AND RUNS BACK BETWEEN LINES 138.4 FEET ON THE EASTERLY SIDE LINE AND 129.4 FEET ON THE WESTERLY SIDE LINE TO A DEAD LINE IN THE REAR, MEASURING 68 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO FIKISHA L. SWADER BY DEED FROM ALLEN B. WHITE AND RITA B. WHITE OF RECORD IN INSTRUMENT NO. 20050630-0075310 DATED MAY 25, 2005 AND RECORDED JUNE 30, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1421 FULTON STREET, NASHVILLE, TN 37206**

(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 **27th day of April, 2006.**

FIKISHA L. SWADER

Davidson County DEEDWARR
Recvd: 05/01/06 13:17 2 pgs
Fees:13.00 Taxes:299.29

20060501-0049670

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **FIKISHA L. SWADER** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of April, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

