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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 **$149,900.00**/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 **DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/03/06 11:23 2 pgs
Fees:13.00 Taxes:554.63

20060503-0051137

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
JASON WIDNER	**COUNTRYWIDE HOME LOANS** ~~XXXXXXXXXXXXXXXXXXXX~~	**82-3-445**
(NAME)	(NAME)	
1105 LISCHEY AVENUE	**750 OLD HICKORY BLVD. STE 180**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	**BRENTWOOD, TENNESSEE 37027**	
(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, **ADRIAN DEXTER SAMUELS and IVANETTE D. SAMUELS, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON WIDNER and AMANDA WIDNER, HUSBAND AND WIFE**, 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. 5 AND THE NORTHERLY ½ OF LOT NO. 6 ON THE PLAN OF OAKWOOD PARK, AS OF RECORD IN BOOK 421, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 5 AND PART OF LOT NO. 6 FRONTS TOGETHER 46.5 FEET ON THE EASTERLY SIDE OF NORTH 4TH STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ADRIAN DEXTER SAMUELS AND IVANNETTE D. SAMUELS, HUSBAND AND WIFE, BY DEED FROM KERRY LYNN UHLES AND CHARLES HICKERSON OF RECORD IN INSTRUMENT NO. 20051024-0127985 DATED OCTOBER 21 2005 AND RECORDED JANUARY 24, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1105 LISCHEY AVENUE, NASHVILLE, TN 37207**

(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 **our hands** this 24 **day of April, 2006.**

ADRIAN DEXTER SAMUELS

IVANETTE D. SAMUELS

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ADRIAN DEXTER SAMUELS and IVANETTE D. SAMUELS, husband and wife** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person 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 24th **day of April, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

