WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/06 08:11 2 pgs
Fees:13.00 Taxes:259.00

20060530-0062620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/26/07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow, LLC
6213 Charlotte Pike, Ste. 200
Nashville, Tennessee 37209

D-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alicia M. Bequette	Taylor, Bean and Whitaker	71-16-266
(NAME)	(NAME)	
1122 North 8th Street	1417 N Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Ocala, FL 34475	
(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, I, Jennifer Lynn Quigley, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alicia M. Bequette, (unmarried), HEREINAFTER CALLED THE GRANTEE, HER 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(s) 282 and 283, as shown on the map entitled Oakwood Park, of record in Plat Book 421, page(s) 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer Lynn Quigley, unmarried woman, by deed from J.P. Morgan Chase Bank, as Trustee, of record as Instrument No. 20050505-0050517, dated March 18, 2005, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1122 North 8th Street, 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 12th day of May, 2006.

Jennifer Lynn Quigley

(Attorney in Fact)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of May 2006, before me personally appeared David Gehrke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Lynn Quigley, unmarried, and who acknowledged that he/she executed the same as the free act and deed of Jennifer Lynn Quigley.

Witness my hand and official seal at Nashville, TN this 12th day of May, 2006.

Commission expires: 6-26-07

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN