2163

Bk 36

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

File No.: **2278**

Davidson County DEEDWARR
Recvd: 06/06/06 14:23 2 pgs
Fees:13.00 Taxes:961.63
20060606-0066956

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 31, 2006** ,by and between **Theresa L. Everett, an unmarried woman**, parties of the first part, and **M. Noelle Goodin,** party of the second part,
an unmarried woman

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 11 and the easterly 5 feet of Lot 12, BLOCK 10, MAP OF PART OF SYLVAN PARK, as shown on plat of record in Plat Book 332, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Theresa L. Everett, a single person by Warranty Deed from Melissa M. Stevens nka Melissa M. Williams and husband, John G. Williams Jr., recorded on the 4th day of September, 2001 in Instrument No. 20010904-0095173, 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 # **103-03-0 240.00**
☒ Improved OR
☐ Unimproved property located at: **4708 Nebraska Avenue, Nashville, TN 37209**

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.

Theresa L. Everett

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 **Theresa L. Everett, an unmarried woman** 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 31st day of May, 2006.

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

Notary Public

My Commission Expires: 3/10/07

****

Owner's Name: **M. Noelle Goodin**

and Address: **4708 Nebraska Avenue, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME AS BORROWER

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 **$259,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **5/31/2006.**

Notary Public

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE