File No. 20060236

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/06 08:37 2 pgs
Fees:13.00 Taxes:402.19

20060613-0069944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PHILIP DAVIS ALEXANDER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires March 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shalene France	Wachovia Mortgage Corporation	72-7-331
(NAME)	(NAME)	
1271 Kenmore Place	5080 Spectrum Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Roswell, GA 30076	
(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, Chris Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shalene France, 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. 2 on the Plan of a Plat of Correction, Howard Carney Property of the Re-Subdivision of Lots 97 thru 100 and part of Lots 93 thru 96, Kenmore Place Subdivision, as shown on the Plan of record in Plat Book 6200, page 396, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Chris Lee by deed from Victoria M. Mullins, a widow, Arthur C. Mullins, Jr., a married man, and Marian Mullins, of record in Instrument No. 200412060144639, Register's Office, Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1271 Kenmore Place, Nashville, TN 37216
(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 9th day of June, 2006.

Chris Lee

File No. 20060236
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Lee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on June 9, 2006.

Ester Baldwin
Notary Public
My Commission Expires: 7-29-06

