21693

(1)

8436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

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

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires May 22, 2010

Notary Public

MY COMMISSION EXPIRES:
STATE OF TENNESSEE

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/13/06 15:44 2 pgs
Fees:13.00 Taxes:497.65

20060613-0070395

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Ogden	SAME AS NEW OWNER	Map 162-3
(NAME)	(NAME)	
5028 McLendon Drive		Parcel 88
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **KENNETH STEWART AND WIFE, DEBBIE HICKS STEWART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM E. OGDEN,**** 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:

** unmarried

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Colewood Hills, Section 1, of record in Plat Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Debbie Hicks Stewart and husband, Kenneth Stewart, by deed from Shirley Ann Osborne, a widow, of record in Instrument #20000707-0067660, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4300, page 130, said Register's Office; and (c) restrictive covenants of record in Book 4003, page 11 and Book 4518, page 912, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5028 McLendon Drive, Antioch, Tennessee 37013

(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 9 day of June, 2006.

Kenneth Stewart

Debbie Hicks Stewart

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 Kenneth Stewart and Debbie Hicks Stewart, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9 day of June, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public