WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/06 12:49 2 pgs
Fees:13.00 Taxes:999.00

20060714-0085063

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

REGINA E. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Christiansen	William J. Christiansen	118-01-374
(NAME) 907 Knox Avenue	(NAME) 907 Knox Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	
(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,

Anne H. Donnelly, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Christiansen,

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 the Sixteenth (16th) Civil District of Davidson County, Tennessee, being Lot No. 9, on the Map of W. D. Gale's Kirkwood Addition, of record in Plat Book 332, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary D. Holmes by Deed from Clifford M. Van Cleave and wife, Lucile Van Cleave dated December 7, 1960 of record in Book 3163, Page 525, Register's Office for Davidson County, Tennessee. The said property being further conveyed to Mary D. Holmes and Anne H. Carney, as joint tenants with the right of survivorship by Quitclaim Deed from Larry R. Williams, Trustee dated December 9, 1987 of record in Book 7427, Page 37, Register's Office for Davidson County, Tennessee. Mary D. Holmes having since died and title vested solely in Anne H. Carney. Anne H. Carney also being known as Anne H. Donnelly.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the 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.

unimproved ☐

This is improved ☒ property, known as 907 Knox Avenue, Nashville, TN 37204

(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 7th day of July 2006.

Anne H. Donnelly

STATE OF TENNESSEE

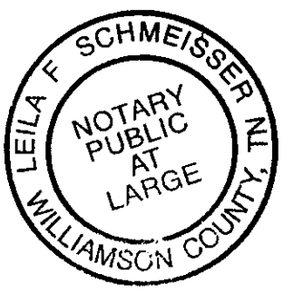
COUNTY OF WILLIAMSON

I hereby certify that on this 7th day of July, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Anne H. Donnelly, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of July 2006.

Commission expires:

4/21/2008



Notary Public