WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 206,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF July, 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN. EXPIRES 03/03/2007

Davidson County DEEDWARR
Recvd: 07/20/06 10:16 2 pgs
Fees:13.00 Taxes:762.20

20060720-0087555

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia J. Haggard	**Countrywide Home Loans, Inc.**	**083-03-0 057.00**
(NAME) **2027 Greenwood Avenue**	(NAME) 2021 Gallatin Rd	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) Madison, TN 37115	
(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, **Anna G. Lister and husband, Richard Lister,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia J. Haggard,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE EASTERLY 50 FEET OF LOT NO. 4 ON THE PLAN OF SHARP AND HORN'S FIFTH ADDITION AS OF RECORD IN BOOK 161, PAGE 173 AND BOOK 332, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 4 FRONTS 50 FEET ON THE NORTHERLY SIDE OF GREENWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 181.7 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANN A G. LISTER AND HUSBAND, RICHARD LISTER BY WARRANTY DEED FROM BOBBY JOE SMITH AND WIFE, JACQUELINE SMITH, RECORDED THE 13TH DAY OF DECEMBER, 2004, IN INSTRUMENT NO. 20041213-0148015, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2027 Greenwood Avenue, Nashville, TN 37206**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **July, 2006**.

Anna G. Lister

Anna G. Lister

Richard Lister

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Anna G. Lister and Richard Lister, whom I am personally acquainted and who upon his/her/their oath acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 17th day of July, 2006.

NOTARY

MY COMMISSION EXPIRES:

