2 MB

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,900.00

Rachael A. Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Wes Montgomery	COUNTRY WIDE HOME LOANS, INC	**83-8-130**
(NAME)	(NAME)	
610 Rosebank Avenue	3011 ARMORY DR. STE. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **Particia B. Carroll, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Wes Montgomery, a single person**, 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:

BEING Lot No. 2 on the Plan of David M. Lassiter, et ux Property, of record in Book 6250, page 528, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald R. Carroll and wife, Patricia B. Carroll by Warranty Deed from David M. Lassiter and wife Frankie B. Lassiter of record in Book 6622, page 467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia B. Carroll, a single person by Quitclaim Deed from Donald R. Carroll dated January 4th 2001 of record in Instrument No. 20010104-0001285 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **610 Rosebank 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.

Witness my hand this 28th day of July, 2006.

Patricia B. Carroll
Particia B. Carroll
by Allon R Carroll
Attorney in Fact

Davidson County DEEDWARR
Recvd: 07/31/06 12:08 2 pgs
Fees:13.00 Taxes:809.93

20060731-0092262

State of TENNESSEE
County of DAVIDSON

On this 28 day of July, 2006, before me, the undersigned Notary Public in and for said County and State, personally appeared ALLISON A. CARROLL with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia B. Carroll, by Specific Power of Attorney dated 7/26/2006, and who acknowledged that he executed the same as the free act and deed of TRANSFER.

Witness my hand and official seal of office this 28 day of July, 2006.

My Commission Expires: _____
Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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