WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 12:37 2 pgs
Fees:13.00 Taxes:450.48

20060807-0096460

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.

(AFFIX SEAL)

MARK A. ELLMORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Worst	Professional Mortgage Group, Inc.	96-11-170
(NAME)	(NAME)	
604 Waxhaw Drive	222 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(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,

Tammy K. Taylor,

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

Richard Worst, a single man,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 133 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot fronts 71 feet on the west side of Waxhaw Drive and runs back 156.6 feet on the north line and 181.2 feet on the south line to a dead line in the rear on which it measures 92 feet.

BEING the same property conveyed to Tammy K. Taylor by Warranty Deed from J. D. Stevens, Trustee, recorded on 2/5/97 in Book 10341, Page 162, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 604 Waxhaw Drive, Nashville, TN 37214
(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 4th day of August, 2006.

Tammy K. Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 4th day of August, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public