WARRANTY DEED

File Number: 60134

Davidson County DEEDWARR
Recvd: 08/09/06 14:21 2 pgs
Fees:13.00 Taxes:291.93

20060809-0098190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,900.00

Affiant

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

DWAYNE L. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: March 22, 2008

(SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Marie Williams	Suntrust Mortgage, Inc.	82-3-239.00
(NAME)	(NAME)	
1014 Meridian Street	201 4th Ave. N. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37219	
(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, Emma E. Mitchum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina Marie Williams and Johnny D. Williams, wife and husband,, 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 the southerly 34 feet of Lot No. 54 and the northerly 16 feet of Lot No. 53, on the Plan of the Benedict Land Co.'s Subdivision, of the Lindsley Tract, of record in Book 332, Page 40, Register's Office, Davidson County, Tennessee.

Said Part of Lot No. 53 and part of Lot No. 54, together front feet on the easterly margin of Meridian Street and runs back between parallel lines, measuring 173.5 feet to a dead line in the rear on which it measures 50. feet.

Being the same property conveyed to Emma E. Mitchum by deed from Ruthe E. Stewart, dated October 25, 2000, of record in Instrument # 20001026-0106280, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1014 Meridian Street, Nashville, TN 37207

(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.

Emma E. Mitchum

Emma E. Mitchum

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 Emma E. Mitchum, the bargainor(s), 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: **MY COMMISSION EXPIRES: March 22, 2008**

DWAYNE L. BELL, SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Dwayne L. Bell

Notary Public