Davidson County DEEDWARR
Recvd: 08/11/06 14:14 2 pgs
Fees:13.00 Taxes:1219.15

20060811-0099275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 22, 2008~~.

(AFFIX SEAL) Ma 12 2008

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Margaret L. Purcell	Wells Fargo Home Mtg	082-16-0
812 Russell Street	P.O. Box 5137	GROUP
Nashville, Tennessee 37206	Des Moines, IA 50306	PARCEL 142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Five Hundred Dollars and Zero Cents ($329,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ben G. Sistrunk and wife, Julie J. Sistrunk, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Margaret L. Purcell, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 67 on the Plan of Barrow's Addition to Edgefield of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ben G. Sistrunk and wife, Julie J. Sistrunk, by deed dated February 25, 2005, from Nancy K. Shelton, unmarried, of record as Instrument No. 20050301-0022230 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 812 Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 our hands this 7th day of August, 2006.

Julie J. Sistrunk

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

Ben G. Sistrunk

By: Mitchell A. Watts

Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jason Chaffin, a Notary Public in and for said County and State, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ben G. Sistrunk and Julie J. Sistrunk, and acknowledged that he executed the same as the free act and deed of the said Ben G. Sistrunk and Julie J. Sistrunk.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2005.

Commission expires: March 22, 2008

JASON CHAFFIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Jason Chaffin

Notary Public