# WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$221,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~. 11-13-07
(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

**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 |
|---|---|---|
| **Marcie A. Douget** | Countrywide Home Loans | **83-1-401** |
| (NAME) | (NAME) | |
| **1118 Granada Avenue** | PO Box 10423 | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | Van Nuys, CA 91410-0423 | |
| (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, **Johnny D. Bolton and Virginia C. Bolton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcie A. Douget, unmarried and William J. Anderson, unmarried, joint tenants with right of survivorship,** 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. 46 on the Plan of Hancock's East End Addition to Nashville of record in Plat Book 57, Page 133, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Johnny D. Bolton and wife, Virginia C. Bolton by Deed from Hattie Parham, a single person of record in Instrument No. 20050608-0065459, in the Register's Office for Davidson County , Tennessee.

unimproved ☐
This is improved ☒ property, known as **1118 Granada 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 **our hands** this 15th **day of August, 2006**.

John D. Bolton
**Johnny D. Bolton**

Virginia C Bolton
**Virginia C. Bolton**

Davidson County DEEDWARR
Recvd: 08/21/06 11:32 2 pgs
Fees:13.00 Taxes:817.70
20060821-0102848

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Johnny D. Bolton and Virginia C. Bolton, husband and wife,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 15th **day of August, 2006.**

Commission expires: July 19, 2008.

**Justin Tatum** Notary Public

