Box # 13

File # 12049

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp. 07/25/08 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gazmend Haziri	GMAC Mortgage Corporation	136-10-48
(NAME)	(NAME)	
357 Clearlake Drive	6 Cadillac Drive Suite 150	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Brentwood, TN 37207	
(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, Richard C. Pendergrast and wife, Nan Pendergrast and Duane Ward and Kathy Ward, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gazmend Haziri, unmarried, and Albert Haziri, unmarried, 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:

Land in Davidson County, Tennessee, being Lot Number 475, on the plan of Priest Lake Park, Section 7-B as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate Legal Description. Being the same property conveyed to Lena and Lowell M. Dorris, recorded September 25, 1992, in Deed Book Volume 8737, Page 874, from Dennis W. and Patricia J. Huffer, recorded in the recorders Office of Davidson County, Tennessee.

Being the same property conveyed to Richard C. Pendergrast and Duane Ward, by deed of record in Instrument No. 20060309-0027675, corrected and rerecorded in Instrument No. 20060601-0064366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Richard C. Pendergrast, Duane Ward and Kathy Ward by Nan Pendergrast as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060824010474 1, in the Register's Office for Davidson County, Tennessee.

Kathy Ward joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

Nan Pendergrast joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property and/or which might be asserted against the trustee, beneficiary, mortgagee, or their assigns in enforcing any rights.

unimproved ☐

This is improved ☒ property, known as 357 Clearlake Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 08/24/06 14:37 2 pgs
Fees:13.00 Taxes:592.00
20060824-0104742

Witness our hands this 11th day of August, 2006.

Kathy Ward by Nan Pendergrast, atty-in-fact
Kathy Ward by Nan Pendergrast, her attorney in fact

Richard C. Pendergrast by Nan Pendergrast atty-in-fact
Richard C. Pendergrast, ~~by Nan Pendergrast~~, his attorney in fact

Nan Pendergrast

Duane Ward by Nan Pendergrast atty-in-fact
Duane ~~Ward, by Nan Pendergrast~~, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 11th day of August, 2006, before me personally appeared Nan Pendergrast, the person who executed the foregoing instrument on behalf of Richard C. Pendergrast, Duane Ward and Kathy Ward and who acknowledged that she executed the same as the free act and deed of the said Richard C. Pendergrast, Duane Ward and Kathy Ward, through Power of Attorney granted her by the said Richard C. Pendergrast, Duane Ward and Kathy Ward.

Witness my hand and official seal at Nashville, Tennessee this 11th day of August, 2006.

Commission expires:
7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County