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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 13:35 2 pgs
Fees:13.00 Taxes:517.63

20060829-0106758

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara P. Quails	Primtrust Bank [redacted]	107-4-30
(NAME)	(NAME)	
2705 Shacklett Drive	7516 Highway 70 S, Suite 110	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37221	
(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, Hans Twardowski and wife, Collene Twardowski, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara P. Quails and Timothy E. Lankford, 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 No. 47 on the Plan of Larkwood Subdivision, as of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hans Twardowski and wife, Collene Twardowski, by deed of record in Instrument No. 20051227-0154224, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2705 Shacklett 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 our hands this 23rd day of August, 2006.

Hans Twardowski

Collene Twardowski

STATE OF California

COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hans Twardowski and Collene Twardowski with whom I am personally acquainted or ~~proved to me on the basis of satisfactory evidence~~, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at 5:30pm, _____ this 23rd day of August, 2006.

Commission expires:
12/25/08

Notary Public

TAMIANN PARROTT
Commission # 1530712
Notary Public - California
Riverside County
My Comm. Expires Dec 25, 2008