WARRANTY DEED

File Number: 60180

Davidson County DEEDWARR
Recvd: 09/06/06 13:59 2 pgs
Fees:13.00 Taxes:506.90
20060906-0110183

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Roxanne C. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009
(AFFIX SEAL)

RACHEL L. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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
Roxanne C. Turner	Roxanne C. Turner	133-16-230.00
(NAME) 4817 Blue Spring Drive	(NAME) 4817 Blue Spring Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, Rhonda Hammonds, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roxanne C. Turner, an unmarried person, 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. 14, Indian Mound Subdivision, of record in Plat Book 5800, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for e more complete description of said lot.

Being the same property conveyed to Rhonda Hammonds by deed from Debra Brooks-Ensley, unmarried, dated May 25, 1999, of record in Book 11495, Page 33, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4817 Blue Spring Drive, Nashville, TN 37211
(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 30th day of August, 2006.

Rhonda Hammonds

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 Rhonda Hammonds, 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 30th day of August, 2006.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public