WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 15, 2008.~~ 7-19-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/08/06 14:43 2 pgs
Fees:13.00 Taxes:388.13

20060908-0111618

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Miranda	Same as new owner	107-05-0/80.00
(NAME)	(NAME)	
1904 Dabbs Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Robert Carl Carrell** a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francisco Miranda, a single man**, 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. 70 on the Plan of Bel Air Section I, as of record in book 2900, pages 27 & 28, Register's Office for said County, as follows:

Said Lot No. 70 fronts 116.5 feet on the northerly side of Dabbs Court, as measured partly around a curve, and runs back 109.5 feet on the northwesterly line and 77 feet on the easterly line to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Robert Carl Carrell by Installment Deed form Rebecca Waren Hitt dated January 4th, 1985 and filed for record in Book 6468, Page 425, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2900, Pages 27 & 28, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

unimproved ☐

This is improved ☒ property, known as 1904 Dabbs Court, 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.

Witness my hand this 6th day of September, 2006.

Robert Carl Carrell
Robert Carl Carrell

Sandra Carrell

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 Robert Carl Carrell* the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

* And Sandra Carrell

Witness my hand and official seal at Nashville, Tennessee this 6th day of September, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

