File No. 06WH0169

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/13/06 08:41 2 pgs
Fees:13.00 Taxes:484.70

20060913-0113109

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

THIS INSTRUMENT WAS PREPARED BY
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla Briggs and Clairranda Payne	New Owners	050-14-0087.00
(NAME)	(NAME)	
3250 Doverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **MARGARET HUDSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLA BRIGGS AND CLAIRRANDA PAYNE, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), 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. 666 on the Plan of Parkwood Estates, Section Four, as of record in Plat Book 330, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William B. Hudson and wife, Margaret Hudson by Warranty Deed, dated 08/12/1963, from Elm Hill Homes, Inc. of record in Book 3612, page 537, Register's Office for Davidson County, Tennessee. The said William B. Hudson having since died on 08/12/1997.

The said Margaret Hudson being one and the same person as Margaret E. Hudson.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 3250 Doverside Drive, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 8th day of September, 2006.

Margaret Hudson by
Debra Joan McFall Attorney IN Fact

Margaret Hudson by Debra Joan McFall, Attorney-in-Fact,
by Power of Attorney recorded immediately prior hereto
as Instrument No. 20060913.
0113108

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this the 8th day of September, 2006, before me personally appeared DEBRA JOAN MCFALL with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument in behalf of MARGARET HUDSON, as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said MARGARET HUDSON.

Witness my hand at office this 8th day of September, 2006.

Commission expires:

DOLLY PEAY
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 1, 2009

File Number: 06WH0169

RETURN TO:

Venture Title & Escrow, Inc.
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White House, TN 37188