WARRANTY DEED

444.00
13.

Davidson County DEEDWARR
Recvd: 09/18/06 13:15 2 pgs
Fees:13.00 Taxes:444.00

20060918-0115211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Judy Kirkland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

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
Judy Kirkland	Judy Kirkland	41-07-0/63.00
(NAME)	(NAME)	
1238 Rugby Drive	1238 Rugby Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, 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, **Norman D. Speck,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy Kirkland,** 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:

Being Lot No. 357 on the Plan of Bellshire Estates, Sec. A, of record in Book 2331, pages 115 and 116, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Bell Lane at the corner of Lots No. 357 and 377; thence with the linebetween Lots No. 357 and 358, southwesterly 157 feet to the easterly margin of Rugby Drive; thence with the margin of the same, northerly 222.1 feet to the beginning of a curve; thence around said curve, northeasterly 39.4 feet to the south margin of Bell Lane; thence with the margin of the same, easterly 143.5 feet to the point of beginning.

Being the same property conveyed to Fred A. Speck and wife, Bessie Willodean Speck by Warranty Deed from Clarence H. Waldron and Daniel Smerchek, Jr., dated May 23rd, 1958 and filed for record in Book 2750, Page 518, in the Register's Office for Davidson County, Tennessee. The said Bessie Willodean Speck having died the property vested to Fred A. Speck, the said Fred A. Speck having said died property is devised to Norman D. Speck under the will of Fred A. Speck.

Subject to any and all matters as shown on the Plan of Record in Plat Book 2331, Pages 115 & 116, in the Register's Office for Davidson County, Tennessee.

Subject to restrictions in Book 2538, Page 193, in the Register' s Office for Davidson County, Tennessee.

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

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

unimproved ☐

This is improved ☒ property, known as 1238 Rugby Drive, Nashville, TN 37207
(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 14th day of September, 2006.

Norman D Speck

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 Norman D. Speck 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.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public