WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/06 09:28 2 pgs
Fees:13.00 Taxes:360.75
20060925-0118169

MARILYN K. FISHER
STATE OF TENNESSEE NOTARY PUBLIC
OF RUTHERFORD COUNTY

MY COMMISSION EXPIRES: AUGUST 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Leanne Hawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2006.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanne Hawkins	Professional Mortgage Group, Inc.	147-16-0-098.00
(NAME)	(NAME)	
391 Melpar Drive	222 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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, I/WE, **Sheila A. Zilly**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leanne Hawkins, single woman**, 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 all of Lot No. 335, Plan of Fairlane Park, Section, III, of record in Plat Book 2331, Pages 145 & 146, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Sheila A. Zilly, a married person (now a widow), by deed of record in Instrument #200406040065763 Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2598, Page 491, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 391 Melpar 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 22nd day of September, 2006.

Sheila A. Zilly
Sheila A. Zilly

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila A. Zilly the bargainor 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 Smyrna, Tennessee this 22nd day of September, 2006.

Commission expires: August 16, 2008

Marilyn K. Fisher Notary Public

