WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/06 14:08 2 pgs
Fees:13.00 Taxes:444.00

20061020-0130558

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.
My Commission Expires SEPT. 23, 2008

STATE OF TENNESSEE
COUNTY OF DICKSON

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

Alan Justiss
Affiant

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

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: 9-23-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALAN JUSTISS	ALAN JUSTISS	84-1 79.00
(NAME)	(NAME)	
2607 COLBERT DRIVE	2607 COLBERT DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	NASHVILLE, TN 37206	
(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, **JANICE NEELY, unmarried** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALAN JUSTISS, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 12, ROSEBANK COURT, as shown on plat of record in Plat Book 3106, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Janice Neely, unmarried by Warranty Deed from Mary Lou Herron, widow, recorded on the 10th day of November, 2003 in Instrument No. 20031110-0164243, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2006 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☒

This is improved ☐ property, known as 2607 COLBERT DRIVE, NASHVILLE, TN 37206

(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 October, 2006.

Janice Neely

JANICE NEELY

STATE OF Tennessee

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JANICE NEELY, unmarried, with whom I am personally acquainted and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

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

Commission expires: 9-23-08

Joyce Jordan

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2008