BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2006.

Notary Public

MY COMMISSION EXPIRES: 1.16.07

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Dulany Clements	BANK OF AMERICA	142-10B-89.00CO
(NAME)	(NAME)	
620 Barlin Drive	P.O. Box 1675	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Coraopolis, PA 15108	
(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,

ARLENE SCHMIDT SAMOWICH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANN DULANY CLEMENTS,

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. 89 on the Plan of Belle Pointe, Phase II, as of record in Plat Book 6250, page 440, revised in Plat Book 6250, page 797, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to ARLENE SCHMIDT SAMOWICH, UNMARRIED by deed from HAL ST. CLAIR, MARRIED of record in Deed Instrument 20011221-0141270 on 12/20/2001 and filed for record on 12/21/2001, Register's Office for said County.

Being the same property conveyed to ARLENE SCHMIDT SAMOWICH, UNMARRIED by deed from HAL ST. CLAIR, MARRIED of record in Deed Instrument 20011221-0141270 on 12/20/2001 and filed for record on 12/21/2001 , Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 620 Barlin Drive, Nashville, TN 37221

(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.

Davidson County DEEDWARR
Recvd: 10/30/06 14:31 2 pgs
Fees:13.00 Taxes:590.15

20061030-0134443

Witness my/our hand(s) this 21st day of October, 2006.

Arlene Schmidt Samowich

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arlene Schmidt Samowich, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 21st day of October, 2006

Commission expires: 11/30/09

Notary Public

