WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,035.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/24/09
(AFFIX SEAL)

KAREN RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:
Buyers Title & Escrow, LLC
5210 Maryland Way
Suite 201
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DELNIECA BAXTER	New Owner	150-02-0-500.00
(NAME)	(NAME)	
3052 HIGH RIGGER DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217		
(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, **DEBRA WEBB, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DELNIECA BAXTER, unmarried,** HEREINAFTER CALLED THE GRANTEES, HER 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, AND BEING LOT NO. 106-B ZONE LOT DIVISION OF LOT NOS. 106 THRU 108, HARBOR GATE, SECTION 2, REVISED, as shown on plat of record in Plat Book 6900, Page 715, 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 Debra Webb by Warranty Deed from Esmat Sharq, unmarried dated May 13, 2005, or record in Instrument No. 20050609-0066063, 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 3052 HIGH RIGGER DRIVE, NASHVILLE, TN 37217

(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: 11/02/06 09:17 2 pgs
Fees:13.00 Taxes:359.03
20061102-0136018

Witness my hand this 30th day of October, 2006.

DEBRA WEBB

STATE OF Tennessee

COUNTY OF ~~Dickson~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DEBRA WEBB, 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 30th day of October, 2006.

Commission expires: 6-19-07

Notary Public

