WARRANTY DEED 9237

Davidson County DEEDWARR
Recvd: 11/07/06 15:32 2 pgs
Fees:13.00 Taxes:888.00
20061107-0138716

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF OCTOBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~ 9/22/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter McCauley	**SAME**	**119-10-0-195.00** **119-10-0-221.00**
(NAME)	(NAME)	
2906 Simmons Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **June V. Brindley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter McCauley**, 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:

Tract 1
Land in **Davidson** County, Tennessee, being Lot No. **2,** Re-Subdivisions of Lots 1 & 2, **Woodbine Courts,** Section 2 of record in Plat Book **6050**, Page **188**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **June V. Brindley and husband Ellis H. Brindley** by deed of record in Book 1282, Page 130, Register's Office for **Davidson** County, Tennessee.

Tract 2
All of Lot No. 3, the Southerly 30 feet of Lot No. 2, and the Southerly 125 feet of Lot No. 4, all of Block F, as shown by an authentic un-recorded plan and being further identified as being the Northeast corner of Simmons Avenue and Collier Avenue, measuring a total width of 125 feet, and running from Simmons Avenue back a total depth of 225 feet to the division line between lots 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to June V. Brindley by deed of record in Book 1279, page 149, said Register's Office for Davidson County, Tennessee

Ellis H. Brindley having since deceased.

This instrument is executed on behalf of June V. Brindley by Wayne Brindley as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20061107-0138715, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **2906 Simmons Ave., 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/our hand(s)** this **27th day of October, 2006**.

June V. Brindley by Wayne Brindley P.O.A.
June V. Brindley

State of Tennessee County of Davidson

On this 27rd day of October, 2006 before me personally appeared Wayne Brindley, the person who executed the foregoing instrument on behalf of June V. Brindley, and acknowledged that he executed the same as the free act and deed of the said June V. Brindly, through Power of Attorney granted Wayne Brindly, by the said June V. Brindley.

Notary Public

Commission Expires: 11/24/07

