WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Sandra Sanborn	SAME	096-14-0-042.00
(NAME)	(NAME)	
815 Colfax Drive		096-14-0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		042.00
(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,

Richard T. Heughan, unmarried,

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

Sandra Sanborn, a married 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 Lot No. 125 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 125 fronts 131.3 feet on the easterly side of Colfax Drive and extends back between lines 107.1 feet on the northerly side and 151.7 feet on the southerly side to a dead line in the rear on which it measures 65.5 feet thereon.

BEING the same property conveyed to Richard T. Heughan, unmarried, by Warranty Deed from the Estate of Willie Mai McCord, Paul S. Parker, Administrator, recorded in Book 9660, Page 100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 815 Colfax Drive, Nashville, TN 37214
(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 1st day of November, 2006.

Richard T. Heughan by Carolyn Holland as Attorney in Fact

Richard T. Heughan by Carolyn Holland as Attorney in Fact

Davidson County DEEDWARR
Recvd: 11/16/06 14:00 2 pgs
Fees:13.00 Taxes:421.80

20061116-0142604

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 1st day of November, 2006, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared Carolyn Holland, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Richard T. Heughan, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2006.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

