WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy L. Winsett	New Owner	09403003600
(NAME)	(NAME)	
2809 Barclay Drive		
(ADDRESS)	(ADDRESS)	
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, WE, Buford R Malone Sr. and wife, Dorris E. Malone, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amy L. Winsett, 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 the 15th Civil District of Davidson County, Tennessee, being Lot No. 219 on the Plan of Fortland Park, Section I, as of record in Book 2663, Page 61, Register's Office for said County, and described as follows:

Said Lot No. 219 begins at a point in the easterly margin of Barclay Drive, the common corner of Lots Nos. 219 and 220; thence easterly along the line between said two lots 179.8 feet to a point; thence southwesterly 86.7 feet to a point, the corner of Lot Nos. 219 and 218; thence northwesterly along the line between said two lots, 180.3 feet to a point in the easterly margin of Barclay Drive; thence northeasterly along the margin of said Drive, 27.56 feet to a point, and continuing thence along the margin of said Drive, 53.5 feet to a point of beginning, more or less.

Being the same property conveyed to Buford R Malone Sr. and wife, Dorris E. Malone, by deed of record in Book 2908, Page 376, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Buford R Malone Sr. by Buford R. Malone, Jr. as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20061205-0149628, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dorris E. Malone a/k/a Doris M. Malone by Buford R. Malone, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20061205-0149627, in the Register's Office for Davidson County, Tennessee. The said Dorris E. Malone and Doris M. Malone being one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 12/06/06 11:31 2 pgs
Fees:13.00 Taxes:532.43
20061206-0150767

unimproved ☐

This is improved ☒ property, known as 2809 Barclay 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 our hands this 21st day of November, 2006.

Buford R Malone, Sr. by Buford R Malone, Jr.
Buford R Malone Sr.

Doris E Malone by Buford R Malone, Jr.
Dorris E. Malone

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 21st before me personally appeared Buford R. Malone, Jr., the person who executed the foregoing instrument on behalf of Buford R Malone Sr. and Dorris E. Malone, and acknowledged that he executed the same as the free act and deed of the said Buford R Malone Sr. and Dorris E. Malone, through Power of Attorney granted him by the said Buford R Malone Sr. and Dorris E. Malone.

Witness my hand and official seal at Nashville, Tennessee this 21st day of November, 2006.

Commission expires:

Notary Public

