WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,065.00

Deborah Bayh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2006.

Trudy Stafford
Notary Public

MY COMMISSION EXPIRES: 8/20/07
(AFFIX SEAL)

TRUDY STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 12/08/06 10:16 2 pgs
Fees:13.00 Taxes:307.34

20061208-0151875

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly A. Taylor	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
913 Emmett Ave	3011 Armory Drive	08301021400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062969

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kimberly A. Taylor**, hereinafter called the GRANTEE, **his/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, being Lot No. 18 of the Plan of J.G. Grissims Grand Avenue Addition, as of record in Book 974, page 15, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 18 fronts 60 feet on the Easterly side of Emmett, formerly Avon Street, and runs back between parallel lines 180 feet to a dead line in the rear on which it measures 50 feet.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Trustee's Deed from Karyn Tierny, Co-Trustee dated September 6, 2006 and filed of record in Book 20060913-0113282, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 913 Emmett Ave., 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of November, 2006.

Teresa Bamford

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of

satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2006.

Commission expires: 8/20/07

Notary Public

