WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 14:18 1 pgs
Fees:13.00 Taxes:495.80
20061219-0156342

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Andrea S. Irish
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KEVIN LAMONT WOOTEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires March 9, 2008

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea S. Irish	Heartland Home Finance, Inc.	135-14-0-C-39.00
(NAME)	(NAME)	
628 Ransom Village Way	1401 Branding Lane Ste. 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Downers Grove, IL 60515	
(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, Marianne Abernathy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrea S. Irish, an unmarried person, 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(s) 39, as shown on the map entitled Ransom Village, of record in Plat Book 7900, page(s) 833 and 834, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARIANNE G. ABERNATHY, by deed from RANSOM VILLAGE, of record in Book 9863, page 776, dated November 15, 1995, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 628 Ransom Village Way, Antioch, TN 37013
(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 27th day of November 2006.

Marianne Abernathy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **~~XXXXXXXXX~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of November 2006.

Commission expires:

Notary Public

**- Marianne Abernathy

KEVIN LAMONT WOOTEN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires March 9, 2008