29534

WARRANTY DEED 9664

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$23,500.00**

x Yolanda Corbitt
Affiant

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

Notary Public

MY COMMISSION EXPIRES: **November 24, 2007.**
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/03/07 11:14 2 pgs
Fees:13.00 Taxes:86.95
20070103-0001041

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

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
Yolanda Corbitt	**BancorpSouth Bank**	**053-16-0-141.00**
(NAME)	(NAME)	
334 Pitts Avenue	**5217 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Brentwood, TN 37027**	
(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, **Steve Nichols**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yolanda Corbitt**, 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:

Property located in the County of Davidson, Tennessee:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron spike in the center line of Pitts Avenue being 75 feet more or less West of an iron spike at the original Northeast corner of James property, thence South 16 deg 48 min West 261 feet to an iron spike in the North line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 277, Register's Office for Davidson County, Tennessee thence along Davis' North line North 61 deg West 100 ft more or less thence northeastwardly 251 ft (ft was erroneously left out in prior legal) more or less to the centerline of Pitts Avenue, thence with the centerline of Pitts Avenue 100 ft more or less to the point of beginning.

Being the same property conveyed to **Steve Nichols** by deed of record in Instrument 20061114-0141128, 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 **334 Pitts Avenue, Old Hickory, TN 37138**

(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 December, 2006**.

Steve Nichols

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Steve Nichols the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN