2679
book 186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/07 15:08 2 pgs
Fees:13.00 Taxes:795.50

20070110-0004317

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires: Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(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
James Morgan	New Owner	135-16A-42
(NAME)	(NAME)	
2457 Ravine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Cynthia Hill, Unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Morgan, Unmarried, 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 58, NASHBORO VILLAGE, TRACTS 8,9, & 10, as shown on plat of record in Plat Book 5200, Page 186-189 amended in Book 7002, Page 724, in the Register's Office, Davidson County, Tennessee, top which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cynthia Hill, by Warranty Deed dated December 13, 2005, from Fitzhugh M. Chandler III of record in Instrument No. 20051214-0150099, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 2457 Ravine Drive, Nashville, TN 37217
(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 4th day of January, 2007.

Cynthia Hill

Cynthia Hill

STATE OF Virginia

COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Hill, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Richmond, Virginia, this 4th day of January, 2007.

Commission expires: 7-31-10

Notary Public

LINDA M. ARROYO NOTARY PUBLIC COMMONWEALTH OF VIRGINIA