After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2805**

Davidson County DEEDWARR
Recvd: 01/11/07 14:16 2 pgs
Fees:13.00 Taxes:284.90
20070111-0004817

WARRANTY DEED

THIS INDENTURE, made and entered into this **January 5, 2007** ,by and between **Bonnie Jean Crockett, an unmarried individual**, parties of the first part, and **Benjamin C Wilson**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee being lot no. 72 on the Plan of the Subdivision of lot No. 3, N. H. Hobson's Lands, as of record in Book 421, page 78, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bonnie Jean Crockett by Divorce Decree from Leslie Richard Crockett, of record in Dockett No. 43143 in the 4th Circuit Court of Davidson County, Tennessee and the same property conveyed to Bonnie Jean Crockett and Leslie Richard Crockett by warranty deed from R. B. Anderson and wife, Charlotte W. Anderson, dated May 29, 1953, of record in Book 2149 Page 583.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **094-01-0-141.00**
☒ Improved OR
☐ Unimproved property located at: **1109 Lenore Street, Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Bonnie Jean Crockett

Bonnie Jean Crockett

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bonnie Jean Crockett, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 5th day of January, 2007.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Benjamin C Wilson**

and Address: **1109 Lenore Street, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$77,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie Mutsell
Affiant

Subscribed and sworn to before me this **1/05/2007.**

Amy Crowe
Notary Public

My Commission Expires: 7-21-10

Amy Crowe
State of Tennessee
Notary Public
Williamson County

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