29566

WARRANTY DEED 10176

Davidson County DEEDWARR
Recvd: 01/16/07 07:55 2 pgs
Fees:13.00 Taxes:131.35
20070116-0005546

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,500.00**

Jered Teige
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH** DAY OF JANUARY, 2007.

Heather M. Moore
Notary Public

MY COMMISSION EXPIRES: **September 22, 2007.**
(AFFIX SEAL)

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
Jered Teige	Jered Teige	**053-16-0-141.00**
(NAME)	(NAME)	
334 Pitts Avenue	322 Cotton Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37069	
(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, **Yolanda Corbitt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jered Teige and Tammy Teige, husband and wife**, 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 **Yolanda Corbitt** by deed of record in Instrument 20070103-0001041, 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 **11th day of January, 2007**.

Yolanda Corbitt

Yolanda Corbitt

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 Yolanda Corbitt 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 11th day of January, 2007.

Commission expires: 11/24/07

Heather M. Moore

Notary Public

HEATHER M. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007