Davidson County DEEDWARR
Recvd: 01/22/07 10:17 2 pgs
Fees:13.00 Taxes:183.15

20070122-0008253

# WARRANTY DEED

ET-07-0706

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-30-10
(AFFIX SEAL)

DUSTIN C. DUNN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julian M. Nash | Julian M. Nash | |
| 420 Walton Lane, Unit I-50 | (NAME) 1120 Newman Avenue (PO) ~~420 Walton Lane, Unit I-50~~ | 051-15-0-A 050.00 |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Nashville, TN 37216 (PO) ~~Madison, TN 37115~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALICE ROLLINS, F/K/A ALICE BINGHAM, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JULIAN M. NASH AND WIFE, TENNIE NASH, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee; Being Unit I-50 as shown on the plat of Quail Creek of record in Book 6328, page 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., said Register's Office.

Being the same property conveyed to Alice Bingham, unmarried, by Warranty Deed from Grady Pauline Lyles, unmarried, dated March 16, 2004 and recorded March 23, 2004 at Instrument No. 20040323-0032789, Register's Office for Davidson County, Tennessee.

Alice Bingham now being known as Alice Rollins by virtue of marriage to Baxter Rollins.

Baxter Rollins, spouse of Alice Rollins F/K/A Alice Bingham, joins in this conveyance to relinquish any rights he may have in and to said property.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6328, page 89; Book 6328, page 44; Book 6328, page 74; Register's Office for said County.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES INVOLVED. NO TITLE EXAMINATION HAS BEEN PERFORMED BY EXECUTIVE TITLE, LLC. EXECUTIVE TITLE, LLC SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION OR SETTLEMENT.

unimproved ( )
This is improved ( X ) property, known as 420 Walton Lane, Unit I-50, Madison, Tennessee 37115
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 17th day of January, 2007.

Alice Rollins

Alice Rollins

Baxter Rollins

Baxter Rollins

STATE OF Tennessee

COUNTY OF Davidson

On this the 17th day of January, 2007, before me personally appeared Alice Rollins and husband, Baxter Rollins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of January, 2007.

Dustin C. Dunn

Notary Public

DUSTIN C. DUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

My Commission Expires: 6-30-10

(SEAL)

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520