Davidson County DEEDWARR
Recvd: 01/25/07 10:25 2 pgs
Fees:13.00 Taxes:318.20

20070125-0010167

File No. 270100595

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 5-24-08

(AFFIX SEAL)

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires May 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollan N. Derryberry	SunTrust Mortgage, Inc.	
(NAME) 1208 Currey Road	(NAME) 201 4th Avenue N	MAP/PARCEL 12000007700
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hollan N. Derryberry, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot No. 1 in the Subdivision of Lot No. 4 on the Map of the Ensley Lands, as of record in Plan Book 2, Page 70, Chancery Court at Nashville, desctibed according to a Survey by R. L. Montoya Land Surveying, Inc. dated September 9, 1996, as follows:

Beginning at a point 319.25 feet as measured along the Easterly margin of McGavock Pike from an iron rod (old) in the Northwest corner of a tract conveyed to Malcolm Barrett and a corner in the original deed to H. C. Ellis in Book 1404, Page 353 and said corner being next to Seven Oaks Park; thence, South 86 degrees 15 minutes East a distance of 159.71 feet to an iron pin (old); thence, South 1 degree 45 minutes West, a distance of 263.29 feet to an iron pin (new) at the Northerly margin of Currey Road; thence North 86, degrees 15 minutes West, a distance of 159.0 feet to an iron pin (new) at the Northerly margin of Currey Road and Easterly margin of McGavock Pike; thence, along the Easterly margin of McGavock Pike North 1 degree 35 minutes 44 seconds East, a distance of 263.32 feet to the point of beginning.

Being the same property conveyed to Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man by Warranty Deed dated 11/15/2005 of record in Instrument No. 20060421-0046015, Register's Office for Davidson County, Tennessee.

Right-of-Way for Currey Road, as much as therein may lie.

Right-of-Way for McGavock Pike, as much as therein may lie.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1208 Currey Road, 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 GRANTEE(S), 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), 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 hands this 19th day of January, 2007.

Shaun Alderman

Christopher Alderman

angela alderman

Angela Alderman

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Christopher Alderman and Angela Alderman, husband and wife and Shaun Alderman, a single man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 1/19/2007.

My Commission Expires:

Jessica Talbott

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires MAY 24, 2008

File Number: 270100595

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122