WARRANTY DEED

Return TO:
BUYERS TITLE & ESCROW
5210 Maryland Way, Suite 201
Brentwood, TN 37027

Danielle Marie Crane
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Peggy Mathews
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2007 .

Danielle Marie Crane
Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 2/21/09

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Staci Esmon, an unmarried woman	New Owner	17301026100
(NAME)	(NAME)	
720 Ridgeview Ct.		
(ADDRESS)	(ADDRESS)	
Antioch,TN,37013		
(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, I, Keshanda Y. Woodard, now known as Keshanda Y. Carney, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Staci Esmon, an unmarried woman, 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:

Being Lot No. 12-B, on the Zone Lot Division of Dreamland Estates Southeast, Section 3, of record in Plat Book 6250, Page 282, (amending Plat Book 5200, Page 649), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Keshanda Y. Woodard, unmarried, by Warranty Deed dated 10/30/03 of record in Instrument No. 20031105-0162481, Register's office for Davidson County, Tennessee.

Restrictions of record in Book 6376, Page 121; All matters shown on the plat of record in Book 6250, Page 282; all in the Register's Office for Davidson County, Tennessee.

The said Antonio Carney, spouse of Keshanda Y. Woodard, now known as Keshanda Y. Carney, is signing away any and all marital rights to said property.

unimproved ☐
This is improved ☒ property, known as 720 Ridgeview Ct., Antioch,TN,37013
(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.

Davidson County DEEDWARR
Recvd: 02/01/07 15:01 2 pgs
Fees:13.00 Taxes:325.23
20070201-0013501

Witness my hand this 26th day of January, 2007 .

Keshanda Y. Carney

Antonio Carney

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Keshanda Y. Carney, and Antonio Carney, married with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of January, 2007 .

Commission expires: 6/21/09

Danielle Marie Crane
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. bldg F
Murfreesboro, TN 37130