WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/07 10:08 3 pgs
Fees:18.00 Taxes:303.40

20070207-0015955

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

melissa Woodward
Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 20, 2010. 3/17/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title Service, Inc., 2672 Mount Juliet Road, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Tsague	Victor Tsague	053-08/008000
(NAME) 2410 Elliott Dr.	(NAME) 2410 Elliott Dr.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, Joseph A. Woodlief, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor Tsague, unmarried, 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:

LAND in Davidson County, Tennessee, being Lot No.6 of Block 3 on the Plan of Dabbs & Elliott's Subdivision No. 1 as of record in Book 547, Page 97, Register's office for said County.

SAID Lot No. 6 fronts 50 feet on the southerly side of Elliott Avenue and runs back between parallel lines along the westerly margin of 26th Street, 100 feet to a dead line.

This property is subject to all matters as set forth per Plat Book 547 and Page 97, Register's Office of said County.

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 2410 Elliott Dr., 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 hand this 19th day of January, 2007.

Joseph A. Woodlief by Robbin Woodlief his attorney in fact.

Joseph A. Woodlief

STATE OF TENNESSEE

COUNTY OF

On this day of January 19, 2007, before me personally appeared Robbin Woodlief, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney –in-fact of Joseph A. Woodlief, and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Mount Juliet, Tennessee this 19th day of January, 2007.

Commission expires: March 20, 2010

Melinda M. Wray Notary Public

Land in Davidson County, Tennessee, being Lot No. 6 of Block 3 on the Plan of Dabb's and Elliott's Subdivision No. 1 as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot 6 fronts 50 feet on the southerly side of Elliott Ave. and runs back between parrallel lines along the westerly margin of 26th St., 100 feet to a dead line.

Being the same property conveyed to Joseph A. Woodlief and wife, Patricia M. Dillon by Warranty Deed from Eula C. Byran, widow dated 10/06/89 and filed for record 10/09/89 in Book 7957, Page 176, Register's Office for Davidson County, Tennessee.

(06-2241.PFD/06-2241/28)