Homeplace

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/09/07 11:14 2 pgs
Fees:13.00 Taxes:666.00
20070209-0017104

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20070005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Barnett	Bank of America	Map 072-03-0, Parcel 226.00
(NAME)	(NAME)	
1300 Howard Avenue	900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Charlotte, NC 28255	
(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, Richard Doughty and wife, Elizabeth Doughty, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holly Barnett**, and husband, John Bankston, 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:

**also known as Holly Barnett Bankston

Tract 1:

Being part of Lot No. 149 on the map of Inglewood Place, as of record in Book 332, Page 101, of Register's Office Davidson County, Tennessee, described as follows:

Said Lot No. 149 fronts 15 feet on the southerly side of Howard Avenue and runs back between parallel lines 205 feet to a dead line. Said 15 feet begins on Howard Avenue 50 East of the northwest corner of Lot No. 149 and adjoins the property conveyed to Geo. A. Karsch, Jr. and wife, Adirene M. Karsch by R. Loyd Scobey and wife, as of record in Register's Office for Davidson County, Tennessee, Book 641, Page 62.

Tract 2:

Being the westerly one-half of Lot No. 149 on the map of Inglewood Place, as of record in Book 332, Page 101, of the Register's Office for said County. Said part of said Lot No. 149 fronts 50 feet on the southerly side of Howard Avenue, and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Richard Doughty, married by Deed from Vera E. Vollbrecht, dated December 1, 2006, filed for record on December 6, 2006, of record in Instrument Number 200612060151031.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1300 Howard Avenue, Nashville, TN 37216

(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 our hands this 25th day of January, 2007.

Richard Doughty

Elizabeth Doughty

STATE OF TENNESSEE

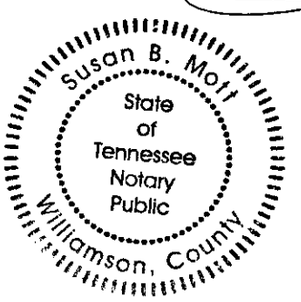
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Doughty and wife, Elizabeth Doughty 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 Brentwood, Tennessee this 25th day of January, 2007.

Commission expires: 1-16-08

Notary Public



RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027