WARRANTY DEED

File Number: 60312

Davidson County DEEDWARR
Recvd: 02/26/07 09:43 2 pgs
Fees:13.00 Taxes:329.30
20070226-0023182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bridget Knight (NAME)	Bridget Knight (NAME)	33-16-114.00
114 Nelson Court W. (ADDRESS)	114 Nelson Court W. (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Charlsye D. Johnson-Hayes (formerly Charlsye D. Johnson) CXXXX, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bridget Knight, 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. 105-A on the Zone Lot Division of Lots 100 through 111 of Primrose Meadows, Section Two, as of record in Book 6900, Page 105, amending Book 4860, Page 105, and in Book 5711, Page 865, Register's Office for Davidson County, Tennessee, tow which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charlsye D. Johnson-Hayes by deed from Greg Bernard, an unmarried person, dated October 25, 1995, of record in Book 9840, Page 87,, Register's Office for Davidson County, Tennessee.

Subject to restrictions of Record in Book 5039, Page 481 and Book 7679, Page 410, Register's Office of said County.

unimproved ☒

This is improved ☐ property, known as 114 Nelson Court W., Madison, TN 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 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 15th day of February, 2007.

Charlsye D. Johnson-Hayes

Charlsye D. Johnson-Hayes

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STATE OF GEORGIA COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlyse D Johnson-Hayes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2007.

Commission expires: 9/26/10

Candace Stennett
Notary Public

