WARRANTY DEED

File Number: 70052

Davidson County DEEDWARR
Recvd: 03/01/07 09:27 2 pgs
Fees:13.00 Taxes:277.50
20070301-0025170

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

RACHEL L. BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Antoine M. Bean	Wachovia Mortgage Corporation	52-14-249.00
(NAME) 813 Hillmore Drive	(NAME) 1100 Corporate Center Drive	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Raliegh, NC 27607	
(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, Darlene R. Lawson, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antoine M. Bean, an unmarried person, 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-A on the Plan of Hillmore Subdivision, of record in Book 6250 Page 600, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Darlene R. Lawson by deed from Leon Sharber, Trustee, dated April 30, 1986, of record in Book 6846, Page 25, Register's Office for Davidson County, Tennessee. Also see Deed of Correction of record in Book 9335, Page 49, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 813 Hillmore Drive, Nashville, TN 37218

(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 26th day of February, 2007.

Darlene R. Lawson

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene R. Lawson, 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 26th day of February, 2007

RACHEL L. DELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES May 23, 2009