Davidson County DEEDWARR
Recvd: 03/13/07 10:21 2 pgs
Fees:13.00 Taxes:1258.00

20070313-0030622

WARRANTY DEED

B-KW-07-3542

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JAN. 20, 2009

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosita Smith	New owner	
	(NAME)	
3542 Pleasant Valley Road		11814013600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES EARL SULLINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROSITA SMITH, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot Number 68 on the Map of Longview Manor, Sections One and Two of record in Book 1424, page 127, Register's Office for said County.

Said Lot No. 68 fronts 82 feet on the easterly side of Pleasant Valley Road and runs back 224.7 feet on the northerly line and 231 feet on the southerly line, to a dead line in the rear, measuring 103.5 feet thereon.

Being the same property conveyed to James Earl Sullins, a single person by deed from Elizabeth Ann Cartwright, unmarried of record in Instrument 200505160054730 on 05/13/2005 and filed for record on 05/16/2005, Register Office for said County.

This Conveyance is subject to any and all existing easements and restrictions of record, including those listed in Plat Book 1424 and Page 127; Book 1883 and Page 521, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3542 Pleasant Valley Road, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of March, 2007.

James Earl Sullins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Earl Sullins, the within named bargainor, 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, this the 7th day of March, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903