WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/07 08:26 2 pgs
Fees:13.00 Taxes:299.70

20070322-0034621

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: November 27, 2010

(AFFIX SEAL)

MITCHEL AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Lender's Title & Escrow, LLC
2670 Memorial Blvd, Suite D
Murfreesboro, Tennessee 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devita Kaye Spence	Volunteer Trust Mortgage Corporation	091-10-O-068.00
(NAME)	(NAME)	
703 Hite St.	301 S. Perimeter Park Dr., Ste 125	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37211	
(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, Dale Joseph Vanberg, as executor of the Estate of Mary Dale Vanberg, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devita Kaye Spence and Nakina Kaye Spence, both unmarried persons, 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. 89, Urbandale, Section I, as shown on plat of record in Plat Book 1835, Page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Said lot fronts 57 feet on the westerly side of Hite Street and extends back 96 feet on the northerly line and 127 feet on the southerly line, to deed line measuring 64.9 feet thereon.

This being the same property conveyed to Mary Dale Vanberg by Warranty Deed from Randall Fewell and wife, Linda F. Tibbs Fewell dated December 14, 1978, filed of record on December 18, 1978 in Book 5376, Page 260 in the aforesaid Register's Office. Mary Dale Vanberg having been deceased testate, leaving Dale Joseph Vanberg as executor of her estate.

unimproved ☐
This is improved ☒ property, known as 703 Hite St., Nashville, TN 37209
(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 16th day of March, 2007.

The Estate of Mary Dale Vanberg

By: Dale J. Vanberg

Dale Joseph Vanberg as executor of the Estate of Mary Dale Vanberg

STATE OF TN

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Dale Joseph Vanberg, 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 foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal at 6, Tennessee this 16th day of March, 2007.

Commission expires: November 21, 2010

Mitchel Averhoff Notary Public

20070521

