WARRANTY DEED

Deed & Return
VICTORY TITLE & ESCROW, LLC
1468 Wexford Downs Lane
Nashville, TN 37211
VT073000 56

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela J. Guthrie	Community First Bank	MAP 96-10-0PARCEL 67
(NAME)	(NAME)	
2918 Teakwood Drive	9045 Carothers Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, Weldon Douglas Rickman and spouse Patricia Ann Rickman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela J. Guthrie, 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:

Being Lot No. 224 on the plan of Cloverhill, Section V, of record in Book 2133, Page 88,, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Weldon Douglas Rickman and spouse Patricia Ann Rickman by deed from James C. Norris and wife, Fonda F. Norris dated 1/31/71 of record in Book 4473, page 402, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record; any and all easements and restrictive covenants, to the rights and claims of parties in possession and any leases not of record.

unimproved ☐

This is improved ☒ property, known as 2918 Teakwood Drive, Nashville, TN 37214
(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 20th day of March, 2007.

Weldon Douglas Rickman

Patricia Ann Rickman

Davidson County DEEDWARR
Recvd: 03/23/07 11:33 2 pgs
Fees:13.00 Taxes:416.25

20070323-0035245

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me the undersigned Notary Public, in and for the aforesaid County and State, Welsdon Douglas Rickman and wife, Patricia Ann Rickman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and that exeucted this instrument for the purposes contained therein.

Witness my hand and seal this the 20th day of March, 2007.

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/24/07