WARRANTY DEED 10477

Davidson County DEEDWARR
Recvd: 04/02/07 13:18 2 pg
Fees:13.00 Taxes:736.30

20070402-0038978

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2007.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Wisniewski	NEW OWNER	108-12-0-B-111.00CO
(NAME)	(NAME)	
1809 Summerlake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Joseph M. Ponder and wife, Ashley K Ponder**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Wisniewski, Jr.**, 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. **9** on the Plan of **Harborview**, Section 4, Phase I-A, of record in Plat Book **7900**, Page **386**, Register's Office for said County, to which reference is made for a more complete description.

Ashley K. Ponder is formerly known as Ashley K. Crook.

Being the same property conveyed to **Joseph M. Ponder and Ashley K Crook** by deed of record in Instrument 20050808-0092976, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1809 Summerlake 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 my/our hand(s) this 29th day of March, 2007.

X _____
Joseph M. Ponder

X _____
Ashley K Ponder

State of Washington County of District of Columbia

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Ponder and Ashley K. Ponder the bargainor(s), 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 at Antioch, Tennessee, this 28th day of March, 2007.

Commission expires:

_____
Notary Public

Courtney L. Guilford
Notary Public, District of Columbia
My Commission Expires 11/14/2011

District of Columbia: SS
Subscribed and Sworn to before me
this 28 day of March, 2007

_____
Notary Public, D.C.
My commission expires 11/14/2011

COURTNEY L. GUILFORD NOTARY PUBLIC DISTRICT OF COLUMBIA