Davidson County DEEDWARR
Recvd: 04/17/07 11:07 2 pgs
Fees:13.00 Taxes:355.20

20070417-0045689

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 96,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 12 TH DAY OF APRIL, 2007

NOTARY PUBLIC

MY COMMISION EXPIRES 9-7-10
(AFFIX SEAL)

CAROLYN D. MULE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC **109 CUDE LANE MADISON TN 37115**

Address New Owner(s) As Follows: Stephen Grace	Send Tax Bills To:	Map and Parcel Number:
205 N. University St. ~~2428 Inga Street~~	COUNTRYWIDE HOME LOANS ~~same~~ P.O. Box 660694	072-13-0-121.00
~~Nashville, TN 37206~~ MURFREESBORO, TN 37130	DALLAS, TX 75266	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN 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, **Kimberly Diane Smith-Tucker, unmarried.**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Stephen Grace, a married man**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** County, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 55, on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office For Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Diane Smith Tucker, unmarried by Warranty Deed from Harriett D. McCreary, unmarried dated 10-06-95 and filed for record 10-16-95 in Deed Book 9828, page 946, said Register's Office for Davidson County, Tennessee.

Subject to easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all taxes for the year 2007 and all subsequent years, a lien but not yet due and payable.

Subject to restrictions of record in Plat Book 1023, page 31, said Register's Office.

( )Unimproved
This is (X)Improved property known at: **2428 Inga Street**
Nashville, TN 37206

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 not 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 unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever 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 12 th day of **April,** 2007

Kimberly Diane Smith-Tucker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa M. Vaske a Notary Public in and for said County and State, the within named bargainor Kimberly Diane Smith Tucker, with whom I am personally aquainted 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 office
This 12 day of April, 2007

Notary Public

My Commission Expires: 03/21/11

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

Return to:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067