WARRANTY DEED 10544

Davidson County DEEDWARR
Recvd: 05/02/07 08:06 2 pgs
Fees:13.00 Taxes:284.16
20070502-0052092

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF APRIL, 2007.**

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: 11-14-2009
(AFFIX SEAL)

DAPHNE M. DAVIS 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
Clay Kelton	ABN AMRO	**105-07-0 340.00**
P.O. Box (NAME) 41934 ~~539 Moore Avenue~~	(NAME) 2600 W. Big Beaver Rd.	
(ADDRESS) 37204 **Nashville, TN ~~37203~~**	(ADDRESS) Troy, MI 48084	
(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, **Gary W. Derrick and wife Veressa J. Derrick**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clay Kelton**, 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 the Sixth Civil District of **Davidson** County, Tennessee, and being the westerly 50 feet of Lot No. **48** on the Plan of Nancy Moore property as of record in Book **137**, Page **91**, Register's Office for said County, and described as follows:

Said part of Lot no. 48 fronts 50 feet on the south side of Moore Avenue and extends back between parallel lines 148 ¼ feet to the south side of the said Moore property.

Being the same property conveyed to **Gary W. Derrick and wife Veressa J. Derrick** by deed of record in Instrument 20030826-0123607, 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 **539 Moore Avenue, Nashville, TN 37203**

(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 **30th day of April, 2007**.

Gary W. Derrick

Veressa J. Derrick

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Gary W. Derrick and Veressa J. Derrick 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 30th day of April, 2007.

Commission expires: ~~9/22/07~~ 11/24/07

Notary Public

