31045

**WARRANTY DEED** **10592**

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

+ Gary W. Derrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH DAY OF MAY, 2007.**

Notary Public

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

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 05/14/07 09:06 2 pgs
Fees:13.00 Taxes:259.00
20070514-0057118

**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 |
|---|---|---|
| **Gary W. Derrick** | New Owner | **050-03-0-123.00** |
| (NAME) | (NAME) | |
| 3809 Park Royal Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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, **Laresha Blivens and husband Micheal Blivens**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary W. Derrick, a married 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:

Land in **Davidson** County, Tennessee, being Lot No. **23-B** on the Zone Lot Division, Lot 23, **Bellshire Terrace**, Section I, Phase II, of record in Plat Book 6900, page 714, amended in Book **6250**, Page **179 and 180**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Laresha Blivens and husband Micheal Blivens** by deed of record in Instrument 200405200059402, 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 **1352 Bellshire Terrace Drive, Nashville, TN 37207**

(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 **10th day of May, 2007**.

Laresha Blivens

Micheal Blivens

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 Laresha and Michael Blivens 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 10th day of May, 2007.

Commission expires: 11/24/07

Notary Public