Return to

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

G-VRE-07-1818

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00

K. Curry
Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2007.

Bonnie J. Curry
Notary Public

BONNIE J. CURRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-22-2010

Davidson County DEEDWARR
Recvd: 06/04/07 09:08 2 pgs
Fees:13.00 Taxes:1513.30

20070604-0065716

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noel Rutherford	New Owner	117-7-27
1818 Lombardy Avenue	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		117-7-27.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT A. LEFTWICH JR. AND WIFE, LINDA M. LEFTWICH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NOEL RUTHERFORD, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 20 FEET OF LOT NO. 8 AND THE WESTERLY 45 FEET OF LOT NO. 9, BLOCK "B", ON THE PLAN OF WALTER STOKES HOMEPLACE, SUBDIVISION NO. 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGE 92 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF LOMBARDY AVENUE 631.8 FEET WEST OF THE WESTERLY MARGIN OF BRIGHTWOOD AVENUE, BEING THE SOUTHWEST CORNER OF THAT PART OF LOT NO. 9, BLOCK "B", CONVEYED TO WOLFE'S BY DEED OF RECORD IN BOOK 6674, PAGE 527; THENCE WESTERLY WITH THE NORTH MARGIN OF LOMBARDY AVENUE 65 FEET TO A POINT, THE SOUTHEAST CORNER OF THAT PORT OF LOT NO. 8, BLOCK "B", CONVEYED TO GAZAWAY'S BY DEED OF RECORD IN BOOK 4163, PAGE 843; THENCE NORTHERLY WITH GAZAWAY'S EAST LINE 175 FEET TO A DEAD LINE; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY MARGIN OF LOMBARDY AVENUE 65 FEET TO A POINT, WOLFE'S NORTHWEST CORNER; THENCE SOUTHERLY WITH WOLFE'S WEST LINE 175 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBERT A. LEFTWICH, JR. AND WIFE, LINDA M. LEFTWICH BY WARRANTY DEED FROM MICHAEL B. LEFTWICH AND JANIS L. TURNER, RECORDED ON THE 14TH DAY OF FEBRUARY, 2007 IN INSTRUMENT NO. 20070214-0018512, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 974, page 92; Book 9273, page 650; Book 10437, page 219; Instrument Number 20011127-0129426, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1818 Lombardy Avenue, Nashville, Tennessee 37215
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of May, 2007.

Robert A. Leftwich Jr.

Linda M. Leftwich

STATE OF Tennessee
COUNTY OF Davidson

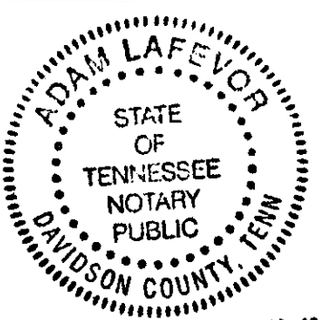
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Leftwich Jr. and Linda M. Leftwich, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903