266
12959

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/07 14:31 2 pgs
Fees:13.00 Taxes:647.13

20070608-0069052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES:

NOTARY SEAL

Fran Y. Orosan
Notary Public
State of Tennessee
My Commission Expires
May 2009
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1045

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarod P. DeLozier	New Owner	061-08-0 104.00
(NAME)	(NAME)	
4609 Camellia Place	VM	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Bryan K. Tippitt, unmarried, and Bethany R. Haynie, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jarod P. DeLozier and wife, Courtney E. DeLozier, 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 11th, formerly 18th, Civil District of Davidson County, Tennessee, being Lot No. 5, on the plan of George C. Nolen's Subdivision of a 10 acre tract, not of record, described according to a survey made by Erle Drake, County Surveyor, May 30, 1935 as follows:

BEGINNING on the westerly margin of Newton Avenue, now Camellia Place, at the northeast corner of Lot No. 6 conveyed to Thomas B. Lamb et al, by deed from George C. Nolen, of record in Book 1300, Page 613, Register's Office for said County; thence with the line between Lots Nos. 5 and 6 westwardly 220 feet; thence north 6-3/4 deg. West 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 220 feet to the westerly margin of said Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

BEING all of the same property conveyed to Bryan K. Tippitt and Bethany R. Haynie, both unmarried, joint tenants with rights of suvivorship by Warranty Deed dated 8/10/2006 from Kevin T. Corlew of record in Instrument Number 20060816-0100870, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4609 Camellia Place, Nashville, TN 37216

(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 our hands this 15th day of May, 2007.

Bryan K. Tippitt

Bethany R. Haynie

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 Bryan K. Tippitt and Bethany R. Haynie 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 Nashville, Tennessee this 15th day of May, 2007.

Commission expires: 01/24/09

Dana Delworth Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216