WARRANTY DEED

File Number: 70227

Davidson County DEEDWARR
Recvd: 06/19/07 14:06 2 pgs
Fees:13.00 Taxes:573.50
20070619-0073337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Beard	Karen L. Beard	06003008000
(NAME)	(NAME)	
150 Southridge Dr.	150 Southridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Patricia A. Hodges-Able, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L. Beard, 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:

Being Lot. No. 111 on the Plan of Section I, Oak Park, as of record in Book 3600, page 84, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Larkspur Drive, at the corner of Lots 110 and 111; thence with the line between said lots, southeasterly 180.23 feet to a corner of Lot 112; thence with the line between Lots 111 and 112, northeasterly 145.87 feet to a point in the southwesterly margin of Southridge Drive; thence with the margin of the same, northwesterly 117.61 feet to the beginning of a curve; thence around curve, southwesterly 39.51 feet to a point in the southeasterly margin of Larkspur Drive; thence with the margin of the same, southwesterly 106.93 feet to the point of beginning.

Being the same property conveyed to Patricia Anita Hodges by Quitclaim Deed from Anthony M. Hodges and wife, Patricia Ann Hodges on December 16, 1985 in Book 6737, Page 524.

unimproved ☒
This is improved ☐ property, known as 150 Southridge Dr., 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 hand this 12th day of June, 2007.

Patricia A. Hodges-Able

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 Patricia A. Hodges-Able, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Patricia A. Hodges-Able executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 12th day of June, 2007.

Notary Public
My Commission Expires:_____

MY COMMISSION EXPIRES:
May 23, 2009

RACHEL L. BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Rachel L. Bell Notary Public