Davidson County DEEDWARR
Recvd: 06/25/07 15:34 2 pgs
Fees:13.00 Taxes:528.73

20070625-0075864

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,900.00**<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2007.<br>Notary Public<br>MY COMMISSION EXPIRES: XXXXXXXXX<br>(AFFIX SEAL) 4-22-09 |
|---|---|

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ralph P. Plummer** | Old Hickory Credit Union | **96-9-26** |
| (NAME) **324 Lorna Drive** | (NAME) P. O. Box 431 | |
| (ADDRESS) **Nashville, TN 37214** | (ADDRESS) Old Hickory, TN 37138 | |
| (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, **Eric Sox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ralph P. Plummer, unmarried**, 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. 157, on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, page 117, 118, and 119, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot fronts 61.7 feet on the southerly side of Lorna Drive and runs back between lines 252.9 feet on the easterly line and 262.4 feet on the westerly line to a dead line in the rear, which is a broken line on which it measures 120.4 feet.

BEING the same property conveyed to Eric Sox by Substitute Trustee's Deed from Amy Smith, Substitute Trustee date March 16, 2007 and filed for record in Instrument No. 20070316-0032510, Register's Office to Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **324 Lorna Drive, Nashville, TN 37214**

(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 **15th day of June, 2007**.

**Eric Sox**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of June, 2007.

Commission expires: May 23, 2009

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

L Dyke Tatum
Notary Public