File No. 270501444

WARRANTY DEED

RECORD & RETURN TO:
Southern [illegible] Services
1517 Hunt[illegible] Blvd #100
Gallatin[illegible] 37066

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC KIM GILLESPIE

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/02/07 10:26 2 pgs
Fees:13.00 Taxes:454.73
20070702-0078469

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
13026 Lebanon Rd. Ste. 100,
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Ann Fish	CTX Mortgage	108160 190.00
(NAME) 1039 Pleasant View Drive	(NAME) P O Box 199113	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Robin Tickle, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martha Ann Fish, An Unmarried Woman**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 39-B, Zone Lot Division, Lots Nos. 8, 9 and 39, Section One, Percy Priest Woods, of record in Plat Book 5200, Page 701, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robin Tickle, unmarried by Warranty Deed dated May 12, 2000 of record in Instrument No. 20000515-0048821, Register's Office for Davidson County, Tennessee.

Restrictive Covenants as of record in Plat Book 5200, Page 701, Book 5984, Page 865, Book 6020, Page 270, Book 6097, Page 11, Book 6353, Page 307, Book 6560, Page 667 and Book 5200, Page 472, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1039 Pleasant View 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 GRANTEE(S), Her 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), Her 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 hands this 22nd day of June, 2007.

Robin Tickle

Robin Tickle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robin Tickle, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of June, 2007.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 270501444

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066