WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/07 13:54 1 pgs
Fees:13.00 Taxes:518.00
20070703-0079471

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: ~~MARCH 9, 2010~~

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Equity Title Solutions, 2525 Lebanon Pike, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rory Lithgow and Angela Lithgow	**Rory Lithgow and Angela Lithgow**	**14211003900**
(NAME) **504 Colice Jeanne Road**	(NAME) **4407 Colorado Ave.**	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Nashville, TN 37209**	
(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,

Patrick D. Krolak and wife, Rita A. Krolak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Lithgow and husband, Rory Lithgow

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. 87 on the Plan of Section Two, Valley West, of record in Book 3600, page 86, said Register's office. Said Lot No. 87 fronts 100.5 feet on the northerly side of Colice Jeanne Road, and runs back 193.21 feet on the easterly line and 205.85 feet on the westerly line, to a line in the rear on which it measures 101.29 feet.

Being the same property conveyed to Patrick D. Krolak and wife, Rita A. Krolak by deed from Grover H. Morgan and wife, Mary C. Morgan of record in Book 5238 and Page 761 on 12/30/1977 and filed for record on 12/30/1977, Register's Office for said County. Said deed was re-recorded in Book 5242, page 520, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **504 Colice Jeanne Road, Nashville, TN 37221**
(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 14th day of **June, 2007.**

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Patrick D. Krolak

Rita A. Krolak

STATE OF Massachusetts
COUNTY OF Norfolk

Personally appeared before me, a Notary Public of said County and State, **Patrick D. Krolak and wife, Rita A. Krolak** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **June** 14, **2007**

Patricia Margaret Slogren
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires March 2, 2012

Notary Public