WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/07 11:32 2 pgs
Fees:13.00 Taxes:1406.00
20070709-0081461

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 2, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Denise Laray Mayfield	**National City Mortgage**	**MAP 115-10**
(NAME)	(NAME)	
6534 Cornwall Dr.	**12501 Seal Beach Blvd. Suite 225**	**PARCEL 43.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Seal Beach, CA 90740**	
(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 **WILLIAM L. PARTRIDGE AND WIFE, MARIA CLARA MEJIA** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENISE LARAY MAYFIELD, 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. 204 on the Plan of West Meade Estates, Section 2, of record in Book 2900, page 118, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cornwall Court at the corner of Lot Nos. 203 and 204; thence with the line between said two lots northerly 246.95 feet to the corner of Lot Nos. 203 and 204 and 205; thence with the line between Lot Nos. 204 and 205 westerly 287 feet to the easterly margin of Cornwall Drive; thence with the same southerly 133.27 feet to the beginning of a curve having a radius of 25 feet northeasterly 37.45 feet to the northerly margin of Cornwall Court; thence with the same westerly 190 feet to the beginning.

Being the same property conveyed to William L. Partridge and Maria Clara Mejia, as tenants in common by Quitclaim Deed from William L. Partridge, dated December 20, 2005, of record in Instrument No. 20051230-0156772, Register's Office for Davidson County, Tennessee. Also acquired by Warranty Deed dated August 1, 2001 of record in Instrument No. 20010802-0082368, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 118, said Register's Office; (c) Restrictive covenants contained in Book 3134, page 426, amended in Book 4503, page 111 and Book 3462, page 281, said Register's Office; and (d) Easement for Storm Drainage of record in Book 4843, page 889, said Register's Office.

unimproved ☐
This is improved ☒ property, known as

Mailing Address:	6534 Cornwall Drive		Nashville, TN	37205
Legal Tax Address:	6532 Cornwall Drive		Nashville, TN	
(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 28th day of June, 2007.

William L. Partridge

Maria Clara Mejia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William L. Partridge and Maria Clara Mejia the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires:



Notary Public