1

WARRANTY DEED

Mail: Southern Title Services
8119 Isabella Lane
Suite 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Natasha Byrd
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Comm. Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Celeste Bearden	New Owner	Map 118-04-0, Parcel 191.00
(NAME)	(NAME)	
2209 Grandview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, **Julia G. Carlson,** a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN CELESTE BEARDEN**, a single person, , 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.29B on the plan of Resubdivision of Lot No. 29, Rosedale Subdivision, of record in Book 8250, page 428, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Julia G. Carlson, a single person, by deed from Will Simon and wife, Angie Simon and Billie Byrd, of record in Instr. No. 20020130-0012832, Register's Office for Davidson County, Tennessee.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee; all matters of record on the plan of record in Book 8250, page 428, said Register's Office; to any and all restrictive covenants and easements; to the rights and claims of parties in possession and to any leases not of record.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2209 Grandview Avenue, Nashville, TN 37211
(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 11th day of July, 2007.

TNDL961777204 EXP 5.15.2008
ISS: 11.07.2001

Witness

Witness

Julia G. Carlson

Davidson County DEEDWARR
Recvd: 07/16/07 10:20 2 pgs
Fees:13.00 Taxes:364.45

20070716-0084198

STATE OF MASSACHUESETTS

COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Julia G. Carlson, a single person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she is the bargainors, and she executed the within instrument for the purposes therein contained.

Witness my hand and official seal 11th day of July, ~~2007~~.

Commission expires:
DECEMBER 12, 2012

Raymond O. Birt
Notary Public

RAYMOND O. BIRT
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
December 12, 2012