WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/07 09:56 2 pgs
Fees:13.00 Taxes:377.40

20070727-0089268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-11-09

(AFFIX SEAL)

DANA P. MASON NOTARY PUBLIC TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bette Jo Ferrebee	Same	162090A07800C0
(NAME)	(NAME)	
5510 Country Drive 78	"	
(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, Matthew W. Tagle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bette Jo Ferrebee, 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:

Being Unit No. 78, on the Plan of Hickory Valley Condominiums, Phase II, according to the Master Deed of record in Book 4659, Page 32, as clarified in book 4937, Page 429, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Matthew W. Tagle, unmarried, by deed of record in instrument no. 20040728-0090456 Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Matthew W. Tagle, unmarried by Ally Arnold as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in instrument no. 20070727-0089267, in the Register's Office for Davidson County, Tennessee.

Ally Arnold joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive 78, 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 18th day of July, 2007.

Matthew W. Tagle, by Ally Arnold, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of July, 2007, before me personally appeared Ally Arnold, the person who executed the foregoing instrument on behalf of Matthew W. Tagle, and acknowledged that she executed the same as the free act and deed of the said Matthew W. Tagle, through Power of Attorney granted her by the said Matthew W. Tagle.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2007.

Commission expires: 11/14/09

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/14/2009

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ally Arnold, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of July, 2007.

Commission expires: 11/14/09

Notary Public

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11/14/2009