WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-07
(AFFIX SEAL)

Mail to Old Republic Title
Sup Trust 2 Corporate Center
Nashville TN

Mail to
Benson Title
301 S. Perimeter Park Dr
Suite 100
Nashville TN 37211

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julien Dessout	Same	29-182
(NAME)	(NAME)	
3860 Cantarutti Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	,	
(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, Linda C. Spencer, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julien Alphonzo Dessout, _____, 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:

Located in the old 24th, now 14th District of Davidson County, as follows:

Beginning at the West post of front gate of M.V. Moses and then running West with the said Moses line to the Northwest corner of the property of A.J. Graves where it joins the property of John Forty; thence with said Forty's line South 210 feet to a stake; thence East between parallel lines with said Moses line to a stake on the West side of the wagon road on the top of ridge; thence in a Northeasterly direction to the beginning, containing 5 acres more or less, and being the same property conveyed by Warranty Deed from A.J. Graves, et ux, , to Joseph Ingram (mentioned in said Deed as Ingrim), of record in Book 377, page 213, R.O.D.C., Tennessee.

Being the same property conveyed to Linda C. Spencer, single, by deed of record in Book 11558, Page 818, Book 11591, Page 771, Instrument No. 20000204-0011990, Instrument No. 20010222-0016639, and Instrument No. 20020712-0083938, all in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3860 Cantarutti Rd., Joelton, TN 37080

(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.

Davidson County DEEDWARR
Recvd: 08/16/07 09:38 2 pgs
Fees:13.00 Taxes:358.90
20070816-0097842

Witness my hand this 29th day of January, 2007.

Linda C. Spencer

Linda C. Spencer

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda C. Spencer 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2007.

Commission expires: 1-26-08

Elizabeth Shaffer

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds