WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co.,Inc.
#26906

Davidson County DEEDWARR
Recvd: 08/27/07 14:48 2 pgs
Fees:13.00 Taxes:1553.63

20070827-0102705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

MAR 24 2009

D-1160

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Pounds	SIRVA Mortgage Co.	083-10-0 259.00 & 083-10-0 368.00
(NAME)	(NAME)	
1709 Forrest Avenue	5070 Parkland Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Mayfield Hts., OH 44124	
(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 R. Billingsley, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Pounds, an unmarried man, 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:

TRACT I:
Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 83 on the Plan of the Subdivision of Lockeland-Chadwell Homeplace, of record in Book 57, page 135, Register's Office for said County, to which reference is hereby made for a more complete description. (Map/Parcel: 83-10-259). (Included in this description but expressly excluded therefrom is the parcel of land described in Tract II below).

TRACT II:
Land in Davidson County, Tennessee, being the westerly 15 feet of the easterly 50 feet of the northerly 50 feet of Lot No. 83 on the Plan of Lockeland, Chadwell Home Place, as of record in Book 57, page 135, Register's Office for Davidson County, Tennessee. Said part of Lot No. 83 fronts 15 feet on the southerly side of the first alley north of Forrest Avenue and runs back between parallel lines 50 feet to a dead line. This is the 15' by 50' plot located at the rear of 1709 Forrest Avenue. See NES Drawing #21135B. (Map/Parcel 083-10-0-368.00).

Being the same property conveyed to Matthew R. Billingsley, an unmarried man by Warranty Deed dated January 20, 2006 from William J. Arnold and Rosario S. Arnold, Husband and Wife of record in Instrument No. 20060127-0010760, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and ~~assumed by the Grantee~~ paid by the Grantor.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5066, page 36, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 57, page 135, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1709 Forrest Avenue, Nashville, TN 37206
(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 22nd day of August, 2007.

Matthew R. Billingsley

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 Matthew R. Billingsley the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of August, 2007.

Commission expires: 3-20-2010

~~Dana Delworth~~
Rebekah J. Sims
Notary Public

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216