WARRANTY DEED

JEAN WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

My Commission Expires JULY 22, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Abriola	Access National Mortgage	112-37.00
(NAME)	(NAME)	
8832 Old Charlotte Pike	1800 Robert Fulton Dr Ste 350	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Reston VA 20191	
(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,

Darryl L. Overton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Abriola, 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:

LAND in Davidson County, on the line of Davidson County, State of Tennessee, 14th District, as follows:

BEGINNING at the northwest corner of a (100) acre tract belonging to Jack Newsom heirs running North 40 poles with Walcups line to a state; thence, East 40 poles to a stake; thence, South 40 poles to Jack Newsom heirs line; thence, West 40 poles with said Newsom line to the BEGINNING.

INCLUDED in the above description but EXCLUDED therefrom is all that portion thereof lying southerly of the northerly line of Old Charlotte Pike.

Being the same property conveyed to Darryl L. Overton, married by Deed from Scott Cranford and wife, Anita L. Cranford dated April 2, 2001 of record in Instrument Number 20010404-0032520, Register's Office for Davidson County, Tennessee.

Deanna L. Overton, spouse of Darryl L. Overton, hereby joins in this conveyance in order to convey any and all right, title and interest she may have in the above referenced property, including but not limited to martial rights.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8832 Old Charlotte Pike, Pegram, TN 37143

(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 6th day of September, 2007.

Davidson County DEEDWARR
Recvd: 09/11/07 14:17 2 pgs
Fees:13.00 Taxes:1093.35
20070911-0109053

Darryl L. Overton

Deanna L. Overton

T.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 6th day of September, 2007, before me, a Notary Public in and for the State and County aforesaid, personally appeared Darryl L. Overton and Deanna L. Overton, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at Brentwood, Tennessee this 6th day of September, 2007.

Commission expires:

5-14-2011

Sharon L. Riney

Notary Public

