WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/07 13:45 2 pgs
Fees:13.00 Taxes:514.30

20071105-0130309

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Weldon	New Owner	
(NAME)	(NAME)	**MAP 90-12**
6425 Henry Ford Drive		
(ADDRESS)	(ADDRESS)	**PARCEL 61.00**
Nashville, TN 37205		
(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, **BARBARA SUE TAYLOR AND SUZANNE TROTTER, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN WELDON, 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:

Land in Davidson County, Tennessee, being Lot No. 238 on the Plan of Charlotte Park, Section IV, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 238 fronts 72.8 feet on the west side of Henry Ford Drive and runs back between lines 149 feet on the north line and 153 feet on the south line to a dead line in the rear on which it measures 89 feet.

Being the same property conveyed to Lawrence J. Brinkley and wife, Ruby R. Brinkley by deed from Pete Turner and wife, Addie B. Turner, filed for record July 14, 1995 in Book 2925, page 114, Register's Office for Davidson County, Tennessee. The said Lawrence J. Brinkley having died September 3, 1994, vesting title as Ruby R. Brinkley surviving tenant by the entirety. The said Ruby R. Brinkley a/k/a Ruby G. Brinkley having died May 11, 2007 leaving a Last Will and Testament conveying property to Barbara Sue Taylor and Suzanne Trotter, as tenants in common, filed in Probate Court July 25, 2007, not of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2663, page 71, said Register's Office; (c) Restrictive covenants contained in Book 2803, page 210, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6425 Henry Ford Drive, Nashville, TN 37205

(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 31st day of October, 2007.

Barbara Sue Taylor

Suzanne Trotter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Barbara Sue Taylor and Suzanne Trotter the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2007.

Commission expires:



Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212