Return to:

Davidson County DEEDWARR
Recvd: 11/15/07 11:11 2 pgs
Fees:13.00 Taxes:629.00
20071115-0134171

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070531

Send Tax Bills To:
NEW OWNER

New Owner is:
Claudia Tremblay
5310 Georgia Avenue
Nashville, TN 37209

MAP & PARCEL: 091-11-0-196.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia Irene Sanderson, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Claudia Tremblay, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5310 Georgia Avenue, Nashville, TN 37209**

A certain tract or parcel of located in Davidosn County, Tennessee, described as follows to-wit: Land in Davidson County, Tennessee, being part of Lots No. 1221, 1223, and 1225 of Block 189, Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County, described according to a copy of a survey thereof made by Stephen A. draper, Surveyor, dated May 28, 1962, as follows:
Beginning on the north margin of Georgia Avenue, at a point 66 feet west of the common corner of Lots No. 1215 and 1217; thence west along said Avenue, 45.6 feet to a point in the west line of the abandoned Richard Creek Extension to the West Nashville Branch of the N.C. and St. L. railroad; said point being 18.95 feet east of the easterly margin of Morrow Road; thence leaving Georgia Avenue in a northerly direction 152.3 feet to a point in the south margin of a 25 foot alley, said point being 13 feet east of the east margin of Morrow Road; thence east with said alley, 50.6 feet to a point 94 feet west of the common corner of Lots No.1215 and 1217; thence in a southerly direction 152.3 feet to the point of beginning, of the Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description of lots.

Being the same property conveyed to Patricia Irene Sanderson by Warranty Deed from Philip D. anad Patricia L. Herren, trustees U/A/D April 26, 1996 of the Herren joint revocable living trust and any successors in trust dated 08/01/03, recorded in Instrument # 20020705-0111680 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of October, 2007.

GRANTOR(S):

Patricia Irene Sanderson

PATRICIA IRENE SANDERSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia Irene Sanderson, unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of October, 2007.

PEGGY S. HULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

Peggy S. Hull

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of October, 2007.

Peggy S. Hull

NOTARY PUBLIC
My commission expires: 07-25-09

PEGGY S. HULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009