(1)

File No. 271100804

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/07 12:54 2 pgs
Fees:13.00 Taxes:462.50

20071203-0139783

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Tabatha Edwards
Affiant

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

Stacey Johnson Palmer
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STACEY JOHNSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22 2008

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joesph E. Congdon	Bank of America	Map 61.07 Parcel 229.00
(NAME)	(NAME)	
4306 Glynda Dr.	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Jacksonville FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Rebecca Carver-Swift

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINE AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph E. Congdon and wife, Leslie W. Congdon

HEREINAFTER CALLED THE GRANTEE(S), 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. 11 on the Plan of Young-Dale Subdivision, of record in Book 2330, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 84 feet on the Easterly side of Glynda Drive and runs back between lines 182.9 feet on the Southerly line and 141.9 feet on the Northerly line to a line in the rear on which it measures 110 feet.

Being the same property conveyed to Rebecca Carver by Quitclaim Deed dated September 6, 1995, from Enola Marie Allen, of record in Book 9791, Page 706 and re-recorded in Book 9814, Page 784, Register's Office for Davidson County, Tennessee.

Rebecca Carver being one and the same person as Rebecca Carver-Swift.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This is not the principal residence of the herein named Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4306 Glynda Dr., Nashville, TN 37216
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 29th day of November, 2007.

Rebecca Carver-Swift

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rebecca Carver-Swift the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of November, 2007.

Commission expires: August 23, 2011

Daniel L. Wischhof Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: 271100804

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072