WARRANTY DEED 10899

Davidson County DEEDWARR
Recvd: 12/11/07 11:29 3 pgs
Fees:18.00 Taxes:335.41
20071211-0142846

STATE OF **TENNESSEE**
COUNTY OF ~~XXXXXXXXX~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,650.00**

Dykeshia Stribling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF NOVEMBER, 2007.**

Tiffany R Addison
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dykeshia Stribling	Allied Home Mtg. Capital Corp.	**136-03-0-A 124.00CO**
(NAME)	(NAME)	
3880 Priest Lake Drive Unit 40	6110 Pinemont Dr., Ste. 215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Houston, TX 77072	
(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, Ralph Stevens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dykeshia Stribling**, 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 Townhouse No. **40, Building 16,** on the Plan of **Priest Lake Park Condominiums**, Phase I, of record in Plat Book **4460**, Page **88**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Ralph Stevens, married** by deed of record in Instrument 20011210-0135727, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3880 Priest Lake Drive Unit 40, Nashville, TN 37217**

(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/our hand(s)** this **27th day of November, 2007**.

Ralph Stevens

State of Tennessee County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens 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 Smyrna, Tennessee, this 27th day of November, 2007.

Commission expires:11/7/11

Notary Public

ROGER SPROCHI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009