Return to: Founders Title 9045 Carothers Prky, 202, Franlin, TN 37067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/07 12:42 2 pgs
Fees:13.00 Taxes:332.63

20071228-0148417

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: 9-16-09
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly N. Menjivar	Countrywide Home Loans	061-14-0 156.00
(NAME)	(NAME)	
3705 Hilltop Avenue	801 Crescent Centre Dr #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, I, Dorothy Billings and husband, Glen A. Dunn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly N. Menjivar, 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.132 on the Plan of E.B. Craig's Subdivision of record in Book 894, Pages 640-641, in the Register's Office for Davidson County, Tennessee

Said Lot No. 132 fronts 50 feet on the west side of Craig Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to DOROTHY BILLINGS, UNMARRIED by the deed from LINDA GAIL DESKINS AND DONALD W. DESKINS, MARRIED, WIFE AND HUSBAND of record as Instrument No. 20011101-0119582, dated October 25, 2001, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3705 Hilltop Avenue, 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 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 our hands this 21st day of December, 2007.

Dorothy Billings

Glen A. Dunn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Billings and Glen A. Dunn the within named 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 Nashville this 21st day of December, 2007.

Commission expires: 3-20-2010

Notary Public

REBEKAH J. SIMS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO:

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Nashville, TN 37212