WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 14:29 2 pgs
Fees:13.00 Taxes:353.35

20080122-0006708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3-7-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1ST United Title and Escrow, Inc., 4811 Lebanon Road, Suite 107, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Gill	SAME	-173-01-0-250.00
(NAME)	(NAME)	
1220 West Ridge Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Deborah D. Dries, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan Gill, unmarried and Carrie L. Wingert, married**, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 1-B, Zone Lot Division, Lots 1-5 and 7-16, Dreamland Estates Southeast, Section 3 as recorded in Book 6250, page 282, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Deborah D. Dries in Instrument 20040428-0048430 recorded 4/28/2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown of record in Plat Book 5200, page 649; Covenants, conditions, restrictions, reservations, easements. Liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions of record in Book 6376, page 121 and Book 5200, page 649 and in any allied instrument(s) referred to in said restrictions, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1220 West Ridge Court, Antioch, TN 37013

(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.

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Witness my hand this 15th day of January, 2008

Deborah D. Dries

STATE OF Oklahoma
COUNTY OF Oklahoma

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Deborah D. Dries, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of January, 2008

NOTARY SEAL PUBLIC
SHAYNA M. HAYNES
Notary Public
State of Oklahoma
Commission # 07009746 Expires 10/18/11

Notary Public

My Commission Expires: 10/18/2011