WARRANTY DEED

File Number: 70504

Davidson County DEEDWARR
Recvd: 03/27/08 11:59 3 pgs
Fees:18.00 Taxes:388.50
20080327-0030791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Rasheedah Lindsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rasheedah Lindsley	Washington Mutual Bank	
(NAME)	(NAME)	
1350 Rosedale Ct.	3050 Highland Pkwy	071-16-0-384.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Downers Grove, IL 60515	
(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, Beverly J. Miller, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rasheedah Lindsley, 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:

1350 Rosedale Court, Nashville, TN 37207 **Map 71-16 Parcel 384.00**

Land in Davidson County, Tennessee described as Lot No. 1 on the Plan of Joy Gardens of record in Book 3842, Page 68, Register's Office for Davidson County, Tennessee; said lot is further described as follows:

Beginning at a point in the south margin of Rosedale Court at the common dividing line between Lot Nos. 1 and 2 on said plan; thence southerly along said dividing line 108.07 feet to a point; thence easterly 108.0 feet to a point in the westerly margin of Rosedale Avenue; thence northerly along said westerly margin of Rosedale Avenue 74.80 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the southerly margin of Rosedale Court; thence westerly along the southerly margin of said Rosedale Court, 70.91 feet to the point of beginning.

Being the same property conveyed to Beverly J. Miller, unmarried by Warranty Deed from Lurried C. Vinson, Sr. and wife, Maxine H. Vinson recorded on November 21, 1997 in Book 10692 Page 20 in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 1350 Rosedale Ct., Nashville, TN 37207

(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 hand this 10th day of March, 2008.

Beverly J. Miller

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly J. Miller, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Beverly J. Miller executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES:_____

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010