WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 15:28 2 pgs
Fees:13.00 Taxes:647.30

20080502-0045523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/24/10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KAREN COLBERT

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Miskell	NAVY FEDERAL CREDIT UNION	10812029600
(NAME) 1808 Easton Court	(NAME) 820 FOLLIN LANE	108-12-0-296.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) VIENNA, VA 22180	
(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, Claire V. Pace and husband, Charles Pace, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew Miskell, 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. 108 on the Plan of First Revision, Trailwood, Section 7, as of record in Plat Book 8250, Page 741, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clair V. Pace, an unmarried person by Warranty Deed dated July 9, 2004 from Cendant Mobility Financial Corporation, a Delaware Corporation, of record in Instrument No. 20040714-0084133, Register's Office for Davidson County, Tennessee.

Charles Pace, spouse of Claire V. Pace, hereby joins in this conveyance, transferring all his right, title and interest in said property, marital or otherwise.

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

unimproved ☐

This is improved ☒ property, known as 1808 Easton Court, Nashville, TN 37214

(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 28th day of April, 2008.

Claire V. Pace

Charles Pace

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claire V. Pace and Charles Pace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 28th day of April, 2008.

Commission expires:

LaTrece McAdoo
Notary Public
My Comm. Exp
03/20/2010
State of
TENNESSEE
Davidson County

Notary Public