WARRANTY DEED

Return to:

REALTY TITLE & ESCROW CO. INC
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

CP Boadman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF MAY, 2008.

Bonnie J. Curry
Notary Public

MY COMMISSION EXPIRES: 11-22-2010
(AFFIX SEAL)

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
John W. Avrett	New Owner	172140A11200CO
(NAME)	(NAME)	
1825 Apple Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, Charles R. West Sr. and Deborah M. West, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Avrett and Tracy J. Avrett, husband and wife, 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. 41 on the Plan of Section Three, Wexford Downs of record in Instrument No. 200008100079246, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles R. West Sr. and Deborah M. West, husband and wife, by Warranty Deed dated June 6, 2001 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20010618-0064349 and re-recorded in Instrument No. 20011120-0127794, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1825 Apple Ridge Circle, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 06/04/08 15:51 2 pgs
Fees:13.00 Taxes:1304.25
20080604-0057515

Witness our hands this 27th day of May, 2008.

Charles R. West Sr.

Deborah M. West

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 Charles R. West Sr. and Deborah M. West, 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 27th day of May, 2008.

Commission expires: November 14, 2009

Notary Public

