File No. 280501302

WARRANTY DEED

RECORD & RETURN TO:
VICTORY TITLE & ESCROW
695 President Place, Suite 203
Smyrna, TN 37167
VT080500312

Davidson County DEEDWARR
Recvd: 06/18/08 11:17 2 pgs
Fees:13.00 Taxes:259.00

20080618-0062707

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DA OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corley P Roberts	Peoples Home Equity	Map 032-10-0 Parcel 322.00
(NAME) 1513 Woodland Street	(NAME) 4300 Sidco Drive, Ste. 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Zelbert Dickson Brady and wife, Billie S. Brady,** hereinafter called the grantorss, have bargained and sold, and by these presents do transfer and convey unto **Corley P. Roberts. unmarried,** hereinafter called the grantee, her 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 the northerly part of the easterly part of Lot No. 38 and the northwesterly part of Lot No. 39 on the Plat of Richardson Place Subdivision, of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Woodland Street at a point 45 feet east of the corner of Lots Nos. 37 and 38; thence with the southerly margin of said Woodland Street eastwardly 55 feet to an iron pin; thence southwestwardly 183.7 feet to an iron pin in the dividing line between Lots Nos. 38 and 39; thence westwardly 23.8 feet to an iron pin which is 40.2 feet east of the dividing line between said Lots Nos. 37 and 38; thence northwardly 180.2 feet to the beginning.

Being the same property conveyed to Zelbert Dickson Brady and wife, Billie S. Brady by Warranty Deed date April 8, 1992 from Dorothy L. Boyte, unmarried of record in Book 8598, Page 820, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 547, Page 135, Register's Office of Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor s.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimprov ☐

This is improv ☒ property, known as 1808 Woodland Street, Nashville, TN 37206
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 16th day of June, 2008.

Zelbert Dickson Brady

Zelbert Dickson Brady

Billie S. Brady

Billie S Brady

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Zelbert Dickson Brady and wife, Billie S. Brady, 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 at office this 16th day of June, 2008.

Commission expires: September 17, 2011

Julia A Hirt

Notary Public

JULIA A. HIRT (seal)
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280501302

RETURN TO:

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Mt. Juliet, TN 37122