

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/12/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/01/08 10:36 2 pgs
Fees:13.00 Taxes:329.30

20080701-0067616

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdalena Wilkerson	SunTrust Mortgage, Inc.	119-06-134.00
(NAME)	(NAME)	
70 Peachtree Street	401 Commerce St, Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37219	
(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,

JANICE A. WATSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAGDALENA WILKERSON,

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. 115 on the Plan of Sterling Heights, Section Five, of record in Plat Book 1835, Page 37, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

And being further described as follows:
Beginning at a point in the north margin of Peachtree Street at the southwest corner of Lot 114, shown on said Sterling Heights Plan; thence with the west line of Lot 114 northerly 160 feet to a point; thence westerly 75 feet to a point; thence southerly 160 feet to the north margin of Peachtree Street; thence with the margin of the same easterly 75 feet to the point of beginning

Being the same property conveyed to James T. Lindsley, Jr. and wife, Beatrice D. Lindsley by deed from Kenwood Homes, Inc., a Tennessee corporation of record in Book 1908, Page 271 on 10/01/1950 and filed for record on 10/26/1950, Register's Office for said County. The said James T. Lindsley, Jr. having since died.
Being the same property conveyed to Janice A. Watson by deed from Beatrice D. Lindsley, a widow of record in Instrument 200802050011865 on 01/31/2008 and filed for record on 02/05/2008, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 70 Peachtreet St., Nashville, TN 37210

(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/our hand(s) this 27th day of June, 2008.

Janice A. Watson

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 Janice A. Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 27th day of June, 2008

Commission expires: 3/12/2011

Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds