WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/08 10:25 2 pg
Fees:13.00 Taxes:333.00
20080716-0072706

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13 #14353

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberta A. Bianchini	Shore Mortgage	24/25
(NAME)	(NAME)	
2035 Shaw Road	770 S. Adams Ste.300	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Birmingham, MI 48009	
(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, June McCool Maiden, * F.K.A. JUNE McCOOL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roberta A. Bianchini, unmarried, 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:

A tract of land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, and lying between Lot No. 3 on Shaw Road belonging to Woodrow Cook et ux, and Lot No. 1 on Shaw Road belonging to Gene H. Williams, et ux, and described as follows:

Beginning at a point at a stake at the northwest corner of Lot No. 3; thence 56.4 feet south and west following the right-of-way of Shaw Road to a stake at the northeast corner of Lot No. 1; thence South and East 188 feet to a stake at the southeast corner of Lot No. 1; thence North and East 50.00 feet, more or less, to a point; thence North and West 188 feet to the stake at the northwest corner of Lot No. 3, the same being the point of beginning.

Being the same property conveyed to June McCool, by deed of record in Instrument No. 20030626-0088279, Register's Office for Davidson County, Tennessee. June McCool now known as June McCool Maiden.

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

unimproved ☐

This is improved ☒ property, known as 2035 Shaw Road, Goodlettsville, TN 37072
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 30th day of June, 2008.

June McCool Maiden

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 June McCool Maiden with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires:

LaTrece McAdoo
Notary Public

