Davidson County DEEDWARR
Recvd: 07/16/08 11:17 2 pg
Fees:13.00 Taxes:488.40

20080716-0072760

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

B-FC-08-1017

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Baker Pass	Jan Baker Pass	
	(NAME) P.O. Box 159136	
(ADDRESS)	(ADDRESS) Nashville, TN 37215	105-1-565.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we YVONNE WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAN BAKER PASS (1/2 UNDIVIDED INTEREST) AND MINNA COOK GIOIA (1/2 UNDIVIDED INTEREST) , BOTH UNMARRIED AS TENANTS IN COMMON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 8, EDGEHILL ESTATES, SECTION NINETY-SEVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 148, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM YVONNE WILLIAMS, FORMERLY KNOWN AS YVONNE E. TAYLOR, A SINGLE WOMAN TO YVONNE WILLIAMS, A SINGLE WOMAN AS RECORDED ON THE 6TH DAY OF MARCH, 2006 IN INSTRUMENT NO. 20060306-0025288 AND WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (FORMERLY THE NASHVILLE HOUSING AUTHORITY) TO YVONNE E. TAYLOR AS RECORDED ON THE 1ST DAY OF AUGUST, 1984 IN BOOK 6351, PAGE 2, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 4675, PAGE 148, BOOK 4220 PAGE 723, BOOK 6351 PAGE 2; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1017 14th Avenue South, Nashville, Tennessee 37212
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 14th day of July, 2008.

Yvonne Williams

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvonne Williams, the within named bargainor, 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, this the 14th day of July, 2008.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903