File No. 280900066

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00

Kim A Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2008.

Kimberly D. Hicks
Notary Public

MY COMMISSION EXPIRES: 5-18-10

(AFFIX SEAL)

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires MAY 18, 2010

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/30/08 12:37 2 pgs
Fees:13.00 Taxes:468.05
20080930-0099136

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Livingston	Lisa Livingston	150010384.00
(NAME) 2725 PARK DALE DRIVE	(NAME) 2725 PARK DALE DRIVE	
(ADDRESS) NASHVILLE, TN 37217	(ADDRESS) NASHVILLE, TN 37217	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tommy Sidwell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Lisa Livingston, an unmarried person, hereinafter called the grantee(s), 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 Lot No. 1 on the Plan of Park Dale Subdivision, of record in Plat Book 6200, Page 597, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to Tommy Sidwell by Deed from HSBC Mortgage Services, Inc. of record in Instrument No. 20080312-002469, Register's Office for Davidson County, Tennessee dated 3/11/2008.

Taxes for the year 2008 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 6200, Page 597, Register's Office of said County.

Restrictions of record in Book 7472, Page 531, said Register's Office.

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.

unimproved ☐

This is improved ☒ property, known as 2725 Park Dale Drive, Nashville, TN 37217
(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), HER 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), 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 my/our hands this 26th day of September, 2008.

Tommy Sidwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tommy Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/26/2008.

Witness my hand at office this 26th day of September, 2008.

Commission expires: 5-18-10

Kimberly D. Hicks

Notary Public

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

File Number: 280900066

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027