File No. 20080219

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/27/08 10:36 2 pg:
Fees:13.00 Taxes:451.40

20081027-0106963

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DEBBIE A. TREADWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires May 12 2009

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Blake McEwen	Taylor, Bean & Whitaker Mortgage Corp.	106 14 0 048.00
(NAME)	(NAME)	
1887 Loney Drive	315 NE 14th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Ocala, FL 34470	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Linda D. Wright and husband, Robert Simpson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Blake McEwen and Lisa McCallum, as tenants in common with rights of survivorship, 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:

BEING Lot No. 49 on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda D. Wright by deed from William Grafton Lyle, III and Wife , Lora Lynn Lyle, dated July 25, 1995 and in Record Book 9741, page 661, Register's Office, Davidson County, Tennessee.

Robert Simpson herein joins to convey any and all right and interest he may have; especially his marital rights.

This is the same description as in previous deed of record.

This conveyance is subject to setback lines and recorded easements of record in Book 1424, Page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1887 Loney Drive, 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.

File No. 20080219

Witness my hand this 21st day of October, 2008.

Linda D. Wright

Robert Simpson

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 Linda D. Wright and Robert Simpson, the bargainor(s), 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 and official seal this 21st day of October, 2008.

DEBBIE A. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN My Commission Expires May 12 2009

Commission expires:

Notary Public