21621-3

Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 3/7/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/03/08 09:03 2 pgs
Fees:13.00 Taxes:841.75

20081203-0117139

File No.: 2008110006

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari Longoria	PrimeLending, a Plainscapital Co.	062-13-0-007.00
(NAME)	(NAME)	
1403 Riverwood Dr.	18111 Preston Rd., Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75252	
(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, I/WE, Jimmie T. Linville, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kari Longoria, a married woman, 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 Part of Lot Number 31 on the plan of Riverwood Subdivision, of record in Book 547, Page 62, Register's Office for said County, being Lot Number 3 on the unrecorded plan of Warren's Resubdivision of part of Lot Number 31, described according to a survey made by Z. J. Wilkinson, Surveyor, October 31, 1938 as follows:

Beginning at an iron pin in the easterly margin of Riverwood Drive, 319.5 feet northerly from the intersection of Riverwood Drive and Brush Hill Road; thence with the easterly margin of Riverwood Drive, North 46° West 150 feet; thence North 78° 30' East 177 feet to a stake; thence South 20° East 100 feet to a stake; thence Southwestwardly 109.7 feet to the beginning.

Being the same property conveyed to Jimmie T. Linville, unmarried, by Warranty Deed from Joe C. Hedden, Jr., unmarried, dated 11/30/94, recorded 12/13/94, in Book 9544, Page 321, Register's Office for Davidson County, Tennessee.

Delaine Linville joins in the execution of this instrument to convey any/all interest she may have in subject property by virtue of her marriage to Jimmie T. Linville.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1403 Riverwood Dr., Nashville, TN 37216
(House Number) (Street) (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 1st day of December, 2008.

Jimmie T. Linville

Jimmie T. Linville

Delaine Linville

Delaine Linville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jimmie T. Linville and wife, Delaine Linville, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 1st day of December, 2008.

Amanda Vaughn

Notary Public

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206