File No. 80845

WARRANTY DEED

Return to: File Box 9B
First Title and Escrow Co. Inc.
#28167

Davidson County DEEDWARR
Recvd: 12/29/08 13:30 2 pgs
Fees:13.00 Taxes:283.05
20081229-0122891

STATE OF TENNESSEE
COUNTY OF ~~XXXXXX~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHLEEN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Lehmann	Countrywide Bank FSB	083 03 0 180.00
(NAME)	(NAME)	
116 Rosebank Avenue	801 Crescent Ctr.,#510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	
(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, Constance B. Taylor,*HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Lehmann, 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:

*unmarried

Being the easterly 50 feet of Lot No. 5 on the Plan of W. S. Ashworth's Re-Subdivision of Lots Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the northerly side of Rosebank Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Edwin L. Taylor and wife, Constance B. Taylor by deed from Newton W. Moore, Jr., unmarried, dated October 19, 1977 and recorded on October 20, 1977 in Book 5212, Page 201, Register's Office, Davidson County, Tennessee. The said Edwin L. Taylor died on May 24, 2007, leaving Constance B. Taylor as the surviving tenant by the entirety.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 116 Rosebank Avenue, Nashville, TN 37206

(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. 80845
Witness my hand this 19th day of December, 2008.

Constance B. Taylor

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Constance B. Taylor, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 19th day of December, 2008.

Commission expires: 2/28/12

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

Notary Public