Bk 36
23966

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2009.

Notary Public

My COMMISSION EXPIRES:
May 22, 2010
STATE OF TENNESSEE (AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010

G-VRE-09-1101C

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
Adam Abood	SAME AS NEW OWNERS	
1101 Biltmore Drive #C	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		131-12-59.00
(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 RITA F. LYNCH, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM ABOOD AND WIFE, CARRIE ABOOD, 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 1-A, RESUBDIVISION OF LOT NO. 14, BATTERY PARK SUBDIVISION, ZONE LOT DIVISION OF LOTS 1 AND 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6200, PAGE 243, AMENDED IN PLAT BOOK 6900, PAGE 77 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 TO RITA F. LYNCH, MARRIED BY WARRANTY DEED FROM SCOTT C. FENDLEY, AN UNMARRIED PERSON RECORDED ON THE 12TH DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071212-0143253, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 6200, PAGE 243; BOOK 6900, PAGE 77; AND BOOK 9367, PAGE 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1101 Biltmore Drive #C, Nashville, Tennessee 37204
(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 16th day of June, 2009.

Rita F. Lynch

Billy T. Lynch, Jr.

BILL GARRETT, Davidson County
Trans:T20090040423 DEEDWARR
Recvd: 06/17/09 13:38 2 pgs
Fees:13.00 Taxes:873.20
20090617-0056386

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rita F. Lynch and Billy T. Lynch, Jr., 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 16th day of June, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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