BILL GARRETT, Davidson County
Trans:T20090074925 DEEDWARR
Recvd: 11/03/09 13:03 2 pgs
Fees:13.00 Taxes:267.51
20091103-0101475

WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$72,300.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$70,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Darnell	New Owner	**119-01-0-469.00**
(NAME)	(NAME)	
213 Valeria Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, WE, **Nadine Richardson Dunaway, and Linda Richardson Therber**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Darnell, unmarried,** 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 Lot No. 32 on the map of Overhill City and W. H. Fox Subdivision, part of the Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said County.

Said Lot No. 32 fronts 50 feet on the southerly side of Valeria Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Clyde G. Richardson and wife, Elaine P. Richardson by deed dated July 31, 1950 from H. Raymond Ligon and wife, Lucille S. Ligon of record in Book 1876, Page 495, Register's Office for Davidson County, Tennessee. The said Clyde G. Richardson died on September 1, 1982 survived by his wife, Elaine P. Richardson who thereafter died testate on November 3, 2007 and by will probated in the Seventh Circuit Court of Davidson County under case #08P311 Devised said property to Nadine Richardson Dunaway and Linda Richardson Therber.

unimproved ☐

This is improved ☒ property, known as **213 Valeria Street, 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.

Witness our hands this **30th day of October, 2009.**

Nadine Richardson Dunaway

Linda Richardson Therber

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Nadine Richardson Dunaway, and Linda Richardson Therber** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

Commission expires: May 6, 2009

J. Dyke Tatum

Notary Public

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212