File No. 210050098

WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren S. Widelitz	new owner	07211044500
(NAME)	(NAME)	
1697 Litton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kimberly S. Leavitt, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Lauren S. Widelitz, an unmarried woman, hereinafter called the grantee(s), HER 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. 9 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kimberly S. Leavitt by deed from Robert W. Slate, II, unmarried of record in Instrument 20040908-0108727 on 08/27/2004 and filed for record on 09/08/2004, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 974, Page 60-61, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement to Metropolitan Government of Nashville of record in Book 4145, Page 481, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 07211044500

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 1697 Litton Ave., Nashville, TN 37216
(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), HER 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), HER 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.

BILL GARRETT, Davidson County
Trans:T20100029733 DEEDWARR
Recvd: 05/18/10 09:01 2 pgs
Fees:13.00 Taxes:540.20
20100518-0038117

Witness my/our hands this 14th day of May, 2010.

Kimberly S. Leavitt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kimberly S. Leavitt, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/14/2010.

Witness my hand at office this 14th day of May, 2010.

Commission expires: 11-1013

Notary Public

File Number: 210050098

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

