WARRANTY DEED

File Number: 70803

Davidson County DEEDWARR
Recvd: 07/12/10 10:52 3 pgs
Fees:18.00 Taxes:303.40
20100712-0054385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: June 2013
(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Gore	Ruth Gore	070-01-0-050.00
(NAME)	(NAME)	
3229 W. Hamilton Ave.	3229 W. Hamilton Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218	
(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, **DEBORAH J. ASHBURN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH GORE**, 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:

Map & Parcel 070-01-0-050.00

Being Lot No. 291 on the Plan of Treppard Heights Subdivision, Section 8, of record in Book 2854, page 52, Register's Office for said County, as follows:

Said Lot No. 291 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back 505.6 feet, more or less, on the east line and 539.5 feet, more or less, on the west line to the center of Whites Creek, measuring 84 feet, more or less, along said center line.

Being the same property conveyed to Robert W. Neal Jr. and wife, Bennetta Neal, by deed from Lawrence P. Saunders and wife, Lula R. Saunders, of record in Book, 3705, Page 545, Register's Office for Davidson County, Tennessee. The said Bennetta Neal predeceased Robert W. Neal, Jr. The said Robert W. Neal, Jr. is now deceased and the said Helen Neal was the surviving spouse at his death.

Being the same property conveyed to Deborah Ashburn, by Quitclaim Deed from Helen Neal, Spouse of Robert W. Neal, dated August 4, 2009, of record in Davidson County Register of Deeds Office for Tennessee, Instrument No. 20090814-0076546.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3229 W. Hamilton Ave., Nashville, TN 37218
(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 my hand this 30th day of June, 2010.

Deborah J. Ashburn

Deborah J. Ashburn

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah J. Ashburn**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **Deborah J. Ashburn** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2010.

Commission expires:

My Commission Expires:
May 6, 2013

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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