BILL GARRETT, Davidson County
Trans: T20100044412 DEEDWARR
Recvd: 07/20/10 14:30 2 pgs
Fees: 13.00 Taxes: 536.50

20100720-0056768

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 145,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF July 20 10
Brandi Wells 7-20-10
Deputy Register

ER IS

ly, 2010.

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-VRE-10-1802

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Biscan	Robert S. Biscan	
5210 Maryland Way, Suite 100 (ADDRESS)	5210 Maryland Way, Suite 100 (NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	83-14-266.00

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, we JANANN MCINNIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT S. BISCAN, 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 NO. 77 AND THE WESTERLY 2 FEET OF LOT NO. 78 ON THE PLAN OF THE EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 77 AND PART OF LOT NO. 78 FRONT 52 FEET ON THE SOUTHERLY MARGIN OF LILLIAN STREET (OR LILLIAN AVENUE) AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JANANN MCINNIS, UNMARRIED BY WARRANTY DEED FROM JAMES R. WAITS AND WIFE, TRUDY L. WAITS, RECORDED ON THE 15TH DAY OF JULY, 1999 IN BOOK 11573, PAGE 705, 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 LISTED IN PLAT BOOK 57, PAGE 130, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1802 Lillian Street, Nashville, Tennessee 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 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 July, 2010.

Janann McInnis by Laura Kittelley, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2010, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Janann McInnis and who acknowledged he/she/they executed the same as the free act and deed of the said Janann McInnis.

Witness my hand and official seal, this the 16th day of July, 2010.

Notary Public

My Commission Expires:



My Commission Expires JAN. 9, 2012

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