BILL GARRETT, Davidson County
Trans:T20100056022 DEEDWARR
Recvd: 09/07/10 15:23 2 pgs
Fees:13.00 Taxes:943.50

20100907-0071148

WARRANTY DEED

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: AV-10-1118

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha Livesay	New Owner	61-11-195.00
(NAME)	(NAME)	
1118 Eastdale Avenue		
(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/WE, CANDACE A. WHITLEY AND JUDITH KIBLER, BOTH UNMARRIED, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, MARTHA LIVESAY, 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 127, MAP OF EASTDALE PLACE, A SUBDIVISION OF PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS PLAN, as shown on plat of record in Plat Book 547, Pages 29 and 30, 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 Candace A. Whitley, an unmarried woman by Warranty Deed from Daniel R. Green, a married man, dated May 8, 2009, of record in Instrument No. 20090519-0046160, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quit Claim Deed from Candace A. Whitley, an unmarried woman to Candace A. Whitley and Judith Kibler, as joint tenants with rights of survivorship, dated May 8, 2009, of record in Instrument No. 20090519-0046162, said Register's Office.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1118 Eastdale Avenue, Nashville, TN 37216
(House Number) (Street) (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 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 30th day of August, 2010.

Candace A. Whitley

Judith Kibler

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 30th day of August, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171