WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013436 DEEDWARR
Recvd: 03/07/11 10:43 2 pgs
Fees:13.00 Taxes:157.25
20110307-0017851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie J. McCardell	Valerie J. McCardell	053-12-16
(NAME)	(NAME)	
129 Hamblen Avenue	129 Hamblen Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Old Hickory, TN 37138	
(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, Denise Myers, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie J. McCardell and Amado Torres, Jr., wife and husband, 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:

Tract 3

Being a part of Lot No. 18, Block "D" on the Map entitled "Map No. 3 of Life and Casualty Insurance Company" of recordin Book 974, page 11, Register's Office for said County.

Said part of Lot No. 18 fronts 60 feet on the northerly side of Hamblen Avenue and runs back between parallel lines 160 feet to a dead line and measures 60 feet thereon.

Being the same property conveyed to Denise Myers, by deed of record in Instrument No 200603010023769, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 129 Hamblen Avenue, Old Hickory, TN 37138

(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 28th day of February, 2011.

x Denise Myers

Denise Myers

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 Denise Myers with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument forthe purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2011.

Commission expires:

Notary Public

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/1/2014
Davidson County