WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/12 11:49 4 pgs
Fees:23.00 Taxes:344.10
20120206-0010476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Ruth Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANDRE JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1314 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Lawson	Ruth Lawson	058-15-0-115
(NAME)	(NAME)	
3933 Creekway Court	3933 Creekway Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(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, June Tull, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ruth Lawson and Barbara Simmons, 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:

Land in Davidson County, Tennessee, being Lot(s) 94, as shown on the map entitled Creekwood North, of record as Plat Book 4675, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 94 fronts 82.40 feet on the southerly side of Creekway Court and extends back 112.75 feet on the westerly line and 130 feet on the easterly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to JUNE N. TULL, by deed from CHARLES POWELL and wife, JARETHEA D. POWELL, of record as Book 7556, page 610, dated May 25, 1988, said Register's Office. Being further conveyed to CLEMENT A. TULL and JUNE N. TULL, husband and wife, by quitclaim deed of record as Book 8914, page 45, dated April 1, 1993, said Register's Office. Being further conveyed to JUNE N. TULL by quitclaim deed from CLEMENT A. TULL, of record as Instrument No. 20010321-00269563, dated March 16, 2001, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3933 Creekway Court, Nashville, TN
(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 20th day of January, 2012.

June Tull

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within name **June Tull**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 20th day of January 2012.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

My Commission Expires MAR. 4, 2013

Notary Public

{{Legal Description}}

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Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or 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.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara D Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiara D Ford

My Commission Expires: _____

TIARA D. FORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013