WARRANTY DEED

BOOK 11703 PAGE 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF OCTOBER, 1999

Notary Public

MY COMMISSION EXPIRES: July 26, 2003
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Joseph A Little	**Dr. Joseph A Little**	**116-3-80**
(NAME) **137 Kenner Avenue**	**185 Turning Point Lane**	**07DA09708**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Sewanee, TN 37375**	
(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. **Carolyn H. Taylor**. HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DR JOSEPH A. LITTLE AND SARAH LITTLE**. 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:

BEING the southerly half of Lot No. 72 on the Map of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract. as of record in Book 421. Page 100. Register's Office for said County.

SAID part of Lot No. 72 fronts 50 feet on the westerly side of Kenner Avenue and extends back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Ray A. Taylor and wife. Carolyn H. Taylor by deed from Billy R. Potter and wife. Joyce Paul Potter of record in Book 3103. Page 201 Register's Office for Davidson County. Tennessee. The same Ray A. Taylor having since died.

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

unimproved ☐
This is improved ☒ property. known as **137 Kenner Ave., Nashville, TN 37205**
(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 12th day of October. 1999.

Carolyn H. Taylor
Carolyn H. Taylor

0646500

RECEIVED FOR REFERENCE

99 OCT 14 AM 11:45

REGISTER
DAVIDSON COUNTY, TN.

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 Carolyn H. Taylor, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 1999.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin — Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11703 PAGE 362

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0646500

REFERENCE

99 OCT 14 AM 11:45

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527594