- File: Box 13
470

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

Instr:200003230029649 Page: 1 OF 2
REC'D FOR REC 03/23/2000 1:53:37PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $173.90

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly S. Jackson	Kimberly S. Jackson	93-4-31
(NAME)	(NAME)	
718 Shelby Avenue	718 Shelby Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Sarah L. Eden, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly S. Jackson and husband, Eddie Jackson, 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 Lot NO. 214 on the map of Williams' Addition to Edgefield, as of record in Book 21, Page 60, Register's Office for said County,

Said Lot fronts50 feet on the southerly side of Shelby Avenue and runs back between parallel lines, along the west margin of 8th Street, 175 feet to an alley in the rear.

Being the same property conveyed to Sarah Lou Eden and Pearlie G. Hudson by deed of record in Book 5682, Page 630, said Register's Office. The Said Pearlie G. Hudson having been deceased leaving as her sole heir at law Sarah Lou Eden, reference heirship affidavit recorded simultaneously herewith.

Sarah L. Eden being one and the same as Sarah Lou Eden.

unimproved ☐

This is improved ☒ property, known as 718 Shelby Avenue, Nashville, TN 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 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/our hand(s) this 17th day of March, 2000.

Sarah L. Eden

By Toney Eden

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of March, 2000, before me personally appeared Toney Eden, the person who executed the foregoing instrument on behalf of Sarah Lou Eden and who acknowledged that he executed the same as the free act and deed of the said Sarah Lou Eden, through Power of Attorney granted him by the said Sarah Lou Eden

Witness my hand and official seal at Nashville, Tennessee this 17th day of March, 2000.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public