Return to: All-STAR Title Inc 120 Donelson Pike-Ste 201 Nashville TN 37214

WARRANTY DEED

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Melanie M Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2000.

Edward A. Tignor Jr.
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Davis Sr.	Edward L. Davis Sr.	60-12/116
(NAME)	(NAME)	
126 Hart Lane	126 Hart Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, Providence Properties, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Davis Sr. a Single person,, 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:

SEE ATTACHED EXHIBIT A

Instr:200004170038442 Page: 1 OF 2
REC'D FOR REC 04/17/2000 3:28:36PM
RECORD FEE: $10.94
M. TAX: $0.00 T. TAX: $314.50

unimproved ☐

This is improved ☒ property, known as 126 Hart Lane, Nashville, TN 37207

(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 our hands this 3rd day of March, 2000.

Providence Properties, LLC

By: D Elizabeth Marshall, CEO Manager

Attest:

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Providence Properties, LLC and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this. 3/3/00

Commission expires:

Edward A. Tignor Jr.
Notary Public

EDWARD A. TIGNOR JR. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000776

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 60 feet of the westerly 122 feet of the northerly part of lot No. 16 on the plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, as follows:

Beginning at the northeast corner of the property conveyed to Leslie G. Douglas and wife, by deed from T. W. Street and wife, of record in Book 2248, page 411, Register's Office for said county; thence south 83 degrees 301 east 60 feet to a point 8.3 feet west of the corner of lots Nos. 15 and 16; thence southwardly 379.5 feet, more or less, to the northerly line of the property conveyed to Johnnie L. Holt and wife, by deed from T. W. Street and wife, of record in Book 2153, page 94, said Register's Office; thence with said line westwardly 60 feet to a point 62 feet east of the westerly line of said lot No. 16, being the northwest corner of said Holt property; thence northwardly and parallel with the westerly line of said lot No. 16, 382 feet, more or less, to the beginning.

Being the same property conveyed to Providence Properties, LLC by Deed from Grand Canyon Properties, LLC dated 10/20/99 and recorded 10/22/99, of record in Book 11714, page 371, Register's Office for Davidson County, Tennessee.

Property Address:
126 Hart Lane
Nashville, Tennessee 37207

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 2 page(s)