STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2000.

Notary Public

MY COMMISSION EXPIRES: 5/28/03

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Instr:200007270074043 Page: 1 OF 2
REC'D FOR REC 07/27/2000 8:31:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1931.50

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice R. Meyers	NEW OWNER	104-5-320
(NAME) 3540 Central Avenue	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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,

THERESA W. DOYLE, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANICE R. MEYERS,

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 a part of Lot No. 257 on the plan of Richland Realty Company's First Addition to Subdivision "B" as of record in Book 332, page 174, Register's Office for said County, described as follows:

Beginning at the northeast corner of Central Avenue and Bowling Street; thence with the northerly margin of said Central Avenue eastwardly 60 feet; thence northwardly parallel with the east line of said lot, 200 feet to the southerly margin of an alley; thence with said alley westwardly to the easterly margin of Bowling Street; thence with the easterly margin of said Street southwardly to the beginning.

Being the same property conveyed to Theresa W. Doyle by deed from Mickey MacKay Tinsley of record in Book 10680, Page 544, Register's Office for Davidson County, TN. *

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3540 Central Avenue, 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 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 20th day of July, 2000.

Theresa W. Doyle

Marcel A. Sauve

*Marcel A. Sauve joins in this instrument to convey any interest he may have in the subject property by virtue of his marriage to Theresa W. Doyle.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Theresa W. Doyle,* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 20th day of July, 2000

Commission expires:

5/28/03

Sharon L. Riley
Notary Public

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

*and Marcel A. Sauve'