File: Box 13

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/00 15:12 2pgs
Fees:11.00 Taxes:270.10
20001130-0117721

#1110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Shawanda Y Bean
Affiant

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

Notary Public

MY COMMISSION EXPIRES JAN 20, 2002 5-26-02
(AFFIX SEAL)

NOTARY PUBLIC FOR HAZELWOOD AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 14[illegible] Nashville, TN 3721[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shawanda Y Bean	Shawanda Y Bean	[illegible] and 81-16-32
(NAME)	(NAME)	
1506 14TH Ave.	1506 14TH Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Estate of Etha Jane Henderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawanda Y Bean [illegible]married, 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 the northerly half of Lot No. 224 on the Plan of McGavock, Tmore and others' second addition to Nashville, called the addition to the town of McGavock.

The northerly half of said Lot No. 224 fronts 25 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sam Henderson and wife Etha Jane Henderson, by deed of record in Book 721, Page 100, Register's Office for Davidson County, Tennessee. Sam Henderson predeceased Etha Jane Henderson and the said Etha Jane Henderson having died testate, leaving Margaret J. Griffin and Thelma R. Lawson Co-Executrices reference docket 00P633.

AND being Lot No. 223 on the Map of D.T. McGavock and Other's Addition, as of record in Book 12, page 41, Register's Office for said County.

SAID Lot No. 223 fronts 50 feet on the easterly side of 14th Avenue, North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Sam Henderson and wife Etha Jane Henderson, by deed of record in Book 1581, Page 535, Register's Office for Davidson County, Tennessee. Sam Henderson predeceased Etha Jane Henderson and the said Etha Jane Henderson having died testate, leaving Margaret J. Griffin and Thelma R. Lawson Co-Executrices reference docket 00P633.

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

unimproved ☐
This is improved ☒ property, known as 1506 14TH Ave., Nashville, TN 37208
(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 3rd day of November, 2000.

Estate of Etha Jane Henderson

By: Thelma R. Lawson

Thelma R. Lawson, Co-Executrix

Estate of Etha Jane Henderson

By: Margaret J. Griffin

Margaret J. Griffin, Co-Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret J. Griffin and Thelma R. Lawson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executrices of the Estate of Etha Jane Henderson, and that they as such Co-Executrices executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2000.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

VICTOR HAZLEWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.