WARRANTY DEED

JARED J. SABATER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE. 11/29/00

Notary Public

MY COMMISSION EXPIRES:. 4/28/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta Harris	SAME	082-08-306.00
(NAME)	(NAME)	
901 Chicamauga Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAME	
(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, **James C. Hosale Sr. and wife, Janet M. Hosale**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loretta Harris 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:

Being Lot No. 16 of Block "c" on the Map of Eastwood Addition, being E.T. Brown's Subdivision of the Stratton, Seymour and Baxter Lands, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.
Said Lot No. 16 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines along the easterly margin of McFerrin Avenue, 150 feet to an alley.

unimproved ☐

This is improved ☒ property, known as 901 Chicamauga Ave., 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 our/my hands this. 11/29/00

Davidson County DEEDWARR
Recvd: 12/15/00 09:33 2pgs
Fees:11.00 Taxes:343.73

20001215-0123368

James C. Hosale Sr.

Janet M. Hosale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared James C. Hosale Sr. and wife, Janet M. Hosale 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. 11/29/00

Commission expires: 4/28/04

Notary Public

File No.: 11002329

EXHIBIT A

Being Lot No. 16 of Block "c" on the Map of Eastwood Addition, being E.T. Brown's Subdivision of the Stratton, Seymour and Baxter Lands, as of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the northerly side of Chicamauga Avenue and runs back between parallel lines along the easterly margin of McFerrin Avenue, 150 feet to an alley.

Being the same property conveyed to James M. Hosale, Sr. and wife, Janet M. Hosale from Mary Johnson Littleton and Deborah Louise Perrin Co-Administrators dated 3/27/00, recorded 3/30/00 in Inst#200003300031989, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Mary Johnson Littleton and Deborah Louise Perrin, Co-Administrators by Probate order from the Estate of Eddie James Johnson (#99P-962) dated 2/28/00, Circuit Court for Davidson County, Tennessee. The said Eddie James Johnson died in Davidson County, TN dated of death unknown.
Property Address:
901 Chicamauga Ave.
Nashville, Tennessee 37206