44
LT.

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/01 13:34 2pgs
Fees:11.00 Taxes:1757.50
20010301-0019241

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$475,000.00**

Daniel E. Salley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/25/2003
(AFFIX SEAL)

BOX 44

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E. Salley	**Daniel E. Salley**	**104-14-G-56CO**
(NAME) **95 Victoria Park**	(NAME) **95 Victoria Park**	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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, **MELISSA KURTZ BLACKBURN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL E. SALLEY AND WIFE, ANNE B. SALLEY**, 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 Lot No. 97 on the Revised Final Plan of Whitworth of record in Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lindy W. Lewis and Melissa M. Kurtz, as joint tenants with rights of survivorship by deed from Mohan S. Kharbanda and wife, Phyllis J. Kharbanda of record in Book 11754, Page 18, said Register's Office and further conveyed to Melissa Kurtz Blackburn, a married person by Quitclaim Deed from Lindy W. Lewis, an unmarried person of record in Instrument Number 20010220-0015305, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **95 Victoria Park, 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 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 hand this 28th day of February, 2001.

Melissa Kurtz Blackburn

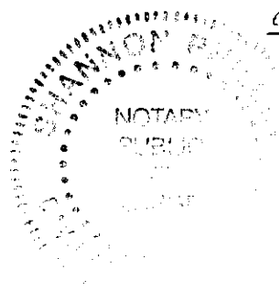
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Kurtz Blackburn, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2001.

Commission expires:



Notary Public