WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Linda A. Myles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2001.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 8/8/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/02/01 10:48 2pgs
Fees:11.00 Taxes:240.13

20010302-0019728

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda A. Myles	ABN AMRO Mortgage Group, Inc.	MAP 083
(NAME) 1611 Sharpe Avenue	(NAME) 2600 West Big Beaver Road	GROUP 02-0
(ADDRESS) Nashville, TN 37206	(ADDRESS) Troy Michigan 48084	PARCEL 109.00
(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,

MONICA TODD FORD AKA MONICA GILES

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

LINDA A MYLES, A SINGLE WOMAN

, 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 part of Lot No. 5 and part of a 15 foot alley laying between said part of Lot No. 5 and Sharpe Avenue of the Roberts Property Subdivision, of record in Plat Book 421, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 5 and part of a 15 foot alley are described by a survey of John Kohl, dated August 8, 1989, as follows: Said part of Lot No. 5 and part of a 15 foot alley front together 67 feet on the northerly side of Sharpe Avenue and extend back 190 feet, more or less, on the westerly line and 208 feet on the easterly line to a line in the rear which measures 19.5 feet thereon.

Being the same property conveyed to Monica Todd Ford by Quitclaim deed from Richard Scott Ford of record in Deed Book 9311, page 404, Register's Office for said County. The said Monica Todd Ford having since married and is now known as Monica Giles.

Johnny Giles joins in this conveyance to convey any and all rights he may have in this property.

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

unimproved ☐

This is improved ☒ property, known as 1611 Sharpe Avenue, 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 my/our hand(s) this 26th day of February, 2001.

Monica Todd Ford aka Monica Giles
MONICA TODD FORD AKA MONICA GILES

JOHNNY GILES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Monica Todd Ford aka Monica Giles and Johnny Gilesthe 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 this 26th day of February, 2001.

My Commission Expires 8-8-04

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2102176
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122