WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

James B Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2001.

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
My Commission Expires JULY 26, 2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James B. Thomas	**James B. Thomas**	**118-1-306**
(NAME) **924 Montrose Avenue**	(NAME) **924 Montrose Avenue**	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37203**	
(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, **BEATRICE GARRETT GORDON, CLARENCE JAMES GARRETT, HENRY LEE GARRETT AND MILDRED GARRETT BOOKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**JAMES B. THOMAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 104 on the Plan of Montrose Place, as of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

SAID Lot No. 104 fronts 50 feet on the northerly margin of Montrose Avenue (formerly Bethel Street), and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Roy Garrett and wife, Sarah Frances Garrett by deed from Lela Brawner of record in Book 4005, Page 740 said Register's Office, the said Roy Garrett having predeceased his wife who then died intestate, the Grantors hereinabove named being Sarah Frances Garrett's sole heirs-at-law, as evidenced by an Affidavit of Inheritance executed by Grantors of record in Book 11672, Page 333 Register's Office for Davidson County, Tennessee.

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

The above described property was never used as the primary residence for the above named Grantors, named herein.

unimproved ☐
This is improved ☒ property, known as 924 Montrose Avenue, Nashville, TN 37203
(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 hands this 15th day of March, 2001.

Henry Lee Garrett
Henry Lee Garrett

Beatrice Garrett Gordon
Beatrice Garrett Gordon

Mildred Garrett Booker
Mildred Garrett Booker

Clarence J. Garrett
Clarence James Garrett

Davidson County DEEDWARR
Recvd: 03/19/01 13:36 2pgs
Fees:11.00 Taxes:481.00

20010319-0026032

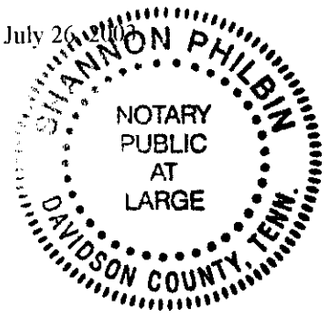
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beatrice Garrett Gordon and Clarence James Garrett and Henry Lee Garrett and Mildred Garrett Booker, 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 15th day of March, 2001.

Commission expires: July 26, 2003



My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public