WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25th~~ 6th DAY OF ~~MAY~~ June, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.

(AFFIX SEAL)

VICTOR HAZELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Forsman	Tim Forsman	1-12-260
(NAME) 602 40th Ave. N	(NAME) ~~602 40th Ave. N~~ 1212 Linden Ave.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN ~~37209~~ 37212	
(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, Fred E. Westbrook Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Forsman, 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. 2 on the unrecorded plan of Nashville Realty Company's Subdivision of the South part of Lot 8, Clifton Plan of lots according to an unregistered copy of a survey thereof made by W.H. Lyle, Surveyor, in January, 1904.

Said Lot No. 2 fronts 53 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue, and runs back between lines, the south line being parallel to and 60 feet north of Delaware Avenue, 185 feet to an alley in the rear, measuring 60.50 feet thereon.

Being the same property as conveyed to Fred E. Westbrook, Jr. Married by instrument #20001207-0120414, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 602 40th Ave. N, Nashville, TN 37209
(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.

PICK-UP

Davidson County DEEDWARR
Recvd: 06/13/01 10:42 2pgs
Fees:11.00 Taxes:407.00

20010613-0062195

Witness my/our hand(s) this 25th day of May, 2001.

Fred E. Westbrook Jr.

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 Fred E. Westbrook, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~25th~~ 6th day of ~~May,~~ June 2001.

Commission expires: May 26, 2002

Victor Hazelwood Notary Public

