WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard J. Pickney		Bernard J. Pickney	Map 103
(NAME) 5007 Dakota Avenue		(NAME) same	Group 3
(ADDRESS) Nashville, TN 37209		(ADDRESS)	Parcel 100
(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,

Estate of Eva Belle Pope,

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

Bernard J. Pickney and Wife, Cheryl W. Pickney,

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 Block No. 18 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Will Pope, divorced and Eva Belle Pope, Unmarried by deed from T.J. Pewitt and wife Graca C. Pewitt of record in Deed Book 3160, page 623, Register's Office for said County. The said Jenny Pope and Eva Bell Pope having since died, respectively, Last Will and Testament of Eva Belle Pope of record in Probate document #00P-853, Register's Office of Davidson County, TN. shows life estates to four siblings (Jenny Pope, Ruby Pope, Mamie Guill and Will Pope), all of which have deceased. The property per said will shall be bequeathed to Joseph Edward Gill, as remainderman and Executor of Estate.

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

Davidson County DEEDWARR
Recvd: 08/16/01 08:19 2pgs
Fees:13.00 Taxes:436.60

20010816-0088408

unimproved ☐

This is improved ☒ property, known as 5007 Dakota Avenue, 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.

Witness our hands this 25th day of July, 2001.

Estate of Eva Belle Pope

By: Exr Joseph Edward Guill

Attest:

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 Joseph Edward Guill, Executor the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/25/2001

My Commission Expire: 3/23/02

Notary Public

NOTARY PUBLIC TRACEY TRUMPER

File Number2107181
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122