WARRANTY DEED

RECORD AND RETURN TO:
Nations Title Agency
5214 Maryland Way, Suite 208
Brentwood, TN 37027
DITN01076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Blair	Countrywide Home Loans, Inc.	83-06-23
(NAME)	(NAME)	
1613 Sumner Avenue	P OBox 7137	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Pasadena, CA 91109	
(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, J. B. Lee and wife, Carolyn B. Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher E. Blair and wife, Marcia A. Blair and Richard Blair, married, 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 Lot No. 28 on the Plan showing subdivision of Lots 8, 9, 10 and part of Lot No. 7 of Block "A", Lots Nos. 13 and 14, of Block "B", and all of Block "C" in the subdivision of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the northerly side of Sumner Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. B. Lee by Warranty Deed from Barbara June Brewster, Executrix of The Estate of Willine Scott of record in Instrument No. 20010405-0033573, Register's Office for Davidson County, Tennessee. James Lee and J. B. Lee being one and the same person.

Carolyn B Lee, wife of the herein referenced J. B. Lee, executes this instrument for the specific purpose of conveying any and all right and title, especially her marital rights, that she may have in subject property.

This conveyance is subject to any and all easements, restrictions, and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1613 Sumner 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 our hands this 28th day of August, 2001.

J. B. Lee

Carolyn B. Lee

Davidson County DEEDWARR
Recvd: 08/31/01 07:20 2pgs
Fees:13.00 Taxes:462.13

20010831-0094522

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named J. B. Lee and wife, Carolyn B. Lee, 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 August, 2001.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

