WARRANTY DEED

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8/31/01

Notary Public

MY COMMISSION EXPIRES:. My Commission Expires 7/30/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Grimm	SAME	072-13-0-365.00
(NAME)	(NAME)	
1219 Emmett Ave.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	SAME	
(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, **Chan McCullough**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Grimm unmarried,**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1219 Emmett Ave., 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/my hands this 8/31/01.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Chan McCullough and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 8/31/01.

Commission expires:

HAROLD W. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Notary Public

My Commission Expires 7/30/05

Davidson County DEEDWARR
Recvd: 09/07/01 09:23 2pgs
Fees:13.00 Taxes:196.10

20010907-0097195

File No.: 11003893

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Tim H. Moore's Subdivision of Part of A.W. Johnson and G. P. Smith's Subdivision as of record in Book 332, page 107, Register, Office for Davidson County, Tennessee, and being know as Lot No. 4 on a Re-subdivision of part of Block "A" described according to a survey by James A. Hamilton Jr. Surveyor as follows: Beginning at a point in the easterly margin of Emmett Ave. said point being 584.5 feet more or less north of the northerly margin of West Greenwood Ave; thence easterly 153.5 feet more or less to a point which is 587.5 feet more or less north of the northerly margin of West Greenwood Ave.; thence northwardly 57.5 feet to a point in the southwardly margin of an alley; thence westerly with the margin of said alley 157 feet to a point in the easterly margin of Emmett Ave.; thence southwardly 57.5 feet with the margin of said Emmett Ave. to the beginning.

Being the same property conveyed to Chan McCullough by Deed from Michael J. Philbin Successor Trustee dated 4/26/00, recorded 6/4/00 in Inst#200005040045194, Register's Office for Davidson County, Tennessee.

Property Address:
1219 Emmett Ave.
Nashville, Tennessee 37206

DC