WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/01 15:19 2pgs
Fees:13.00 Taxes:81.40

20010924-0103146

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS HIGHER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2001.

Notary Public

My Commission Expires JULY 8, 2002

MY COMMISSION EXPIRES: July 6, 2004.

(AFFIX SEAL)

CAROL A. DEAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Kee	Billy Kee	72-11-106
(NAME)	(NAME)	
8400 Whites Creek Pike	~~1413 Otay Street~~ SAME	
(ADDRESS)	(ADDRESS)	
Joelton TN 37080	~~Nashville, TN~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Mildred Davis, and Gloria Luttrell**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Billy Kee, and wife Julia Kee**, 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 Lots Nos. 53 and 54 on the Plan of Montgomery Heights, as of record in Book 332, Page 47, Register's Office for said County.

Said Lots Nos. 53 and 54 front together 100 feet on the northerly side of Wilmont Street, or Otey Avenue, and run back between parallel lines 219 feet to an alley.

Being a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell in their capacities as Co-Trustees of The Woodroof Family Trust by Deed of record in Book 7115, Page 912, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by Grantors herein.

unimproved ☐

This is improved ☒ property, known as 1413 Otay Street, Nashville, TN

(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 my/our hand(s) this 23rd day of August, 2001.

Mildred Davis

Gloria Luttrell

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, a Notary Public in and for said County and State, personally appeared Mildred Davis, and Gloria Luttrell, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 23rd day of August, 2001.

Commission expires: July 6, 2004

PAM S. ATCHLEY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TN

Pam S. Atchley Notary Public