Davidson County DEEDWARR
Recvd: 10/15/01 15:16 2pgs
Fees:13.00 Taxes:38.11

20011015-0112209

PREPARED BY:
BALDWIN LAND TITLE. PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221

WARRANTY DEED

THIS INDENTURE is made and entered into this **11th** day of **October, 2001** between **Mildred M. Starks Weatherspoon, a married woman** , GRANTOR, and **The CODA Realty, LLC** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the college Hill Subdivision, Section IV, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 101 fronts 58.02 feet on the north side of Clifton Avenue and runs back 131 feet on the west line and 130.6 feet on the east line to a dead line in the rear on which is measures 58 feet.

BEING THE SAME property conveyed to Mildred M. Starks by Quitclaim Deed from Jesse Lee Starks, unmarried in Book 7255, page 18, dated 5/28/87 and recorded 6/2/87, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and paid by the Grantor(s); any and all matters appearing of record in Plat Book 2330, page 31; and Restrictive Covenants of record in Biook 2400, page 315; and any and all easements, right of ways, zoning regulations, setback lines, restrictions, restrictive covenants, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above property is unimproved with an address of 3310 Clifton Ave., Nashville, Tn 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Mildred M Starks Weatherspoon

Mildred M. Starks Weatherspoon
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Mildred M. Starks Weatherspoon, a married woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **11th** day of **October, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

The CODA Realty, LLC
3310 Clifton Avenue
Nashville, Tn 37209

Property Address:

3310 Clifton Avenue
Nashville, Tn 37209

Person Responsible for Taxes:

same

Parcel #: 92-5/264

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$10,300.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Beth Elsberry
Affiant

Sworn to and subscribed before me, a Notary Public, this **11th** day of **October, 2001.**

Charlotte A. Bethel
Notary Public

My Commission Expires: 3-27-04

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

BALDWIN LAND TITLE, PLLC
161 BELLE FOREST CIRCLE, SUITE 209
NASHVILLE, TN 37221