(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: June 16, 2004.
(AFFIX SEAL)

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sher Powers	Sher Powers	026.00083-10-0
(NAME)	(NAME)	
1706 Lillian Street	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Wilson Enterprises, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sher Powers,** a single person, 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 406 Rudolph 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 my hand this 26th day of October, 2001.

Davidson County DEEDWARR
Recvd: 10/29/01 15:08 2pgs
Fees:13.00 Taxes:210.90
20011029-0117751

Wilson Enterprises, Inc.

By:
Hal E. Wilson, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Hal E. Wilson, Jr., President of Wilson Enterprises, Inc., a Tennessee corporation, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the foregoing instrument, with full power and authority, on behalf of said corporation as President of the corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of October, 2001.

Commission expires: June 16, 2004

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Yvette Lyn Meldrum Notary Public

EXHIBIT A

The following land located in the County of Davidson, State of Tennessee, to wit:

Being Lots Nos. 237 and 238 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilson Enterprises, Inc. by warranty deed of Alberta M. Corbett, of record in Instrument Number 20010830-0094353, Register's Office of Davidson County, Tennessee.

