WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/01 17:42 2pgs
Fees:13.00 Taxes:194.25

20011107-0122592

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Shawnda M. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive, Ste. 150
Brentwood, Tennessee 37027

B-2319

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawnda M. Jones	Long Beach Mortgage Company	082-11-0-010.00
(NAME)	(NAME)	
201 Treutlan Street	1100 Town & Country Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Orange, CA 92868	
(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, Willie Mae Peete, an Unmarried Person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawnda M. Jones, an Unmarried 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:

Being the westerly 50 feet of Lot 67, Map of Bryans Addition to Edgefield, as of record in Book 21, Page 63, Register's Office of Davidson County, Tennessee. Said part of Lot 67 fronts 50 feet on the northerly margin of Treutland Street and extends back between parallel lines with the easterly margin of North Second, formerly Harris Street, 165 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Nathaniel Peete Sr. and Willie Mae Peete by Quitclaim Deed from Ebony Incorporated of Nashville of record in Book 11390, Page 166, Register's Office Davidson County, Tennessee. The said Nathaniel Peete, Sr. has since died. Willie Mae Peete conveys the subject property as the Surviving Tenant by the Entirety.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 201 Treutlan Street, Nashville, TN 37207
(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 12th day of October, 2001.

Willie Mae Peete
Willie Mae Peete

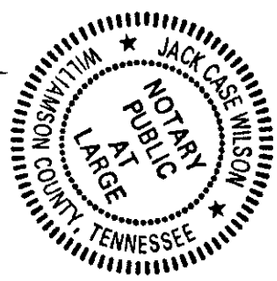
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willie Mae Peete, an Unmarried Person the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of October, 2001.

Commission expires: 4/16/02



Notary Public

RETURN TO:

Wilson & Weiss Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027