03

Realty Title 48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/01 13:41 2pgs
Fees:13.00 Taxes:318.20

20011206-0134527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: November 27, 2004

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, LLC, 1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Harris	Countrywide Home Loans, Inc.	105-09-0-382.00
(NAME)	(NAME)	
912 Acklen Avenue	Berry Hill Square	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37204-3612	
(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, Kathleen A. Culver and husband, Howard M. Switzer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Harris and wife, Caroline Harris, 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 half of the easterly half of Lot No. 31 in Waverly Land Company's Plan of Lots, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the northerly said of Acklen Avenue, formerly Prospect Avenue, and extends back northwardly 225 feet to an alley, measuring 36 ¼ feet thereon.

Being the same property conveyed to Kathleen A. Culver, a single person by deed from Virginia Dean Hill, sole heir of the Estate of Ophalan Jones of record in Book 9404, Page 819, corrected in Book 9575, Page 415, Register's Office for Davidson County, Tennessee.

Howard M. Switzer joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Kathleen A. Culver.

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 912 Acklen Avenue, Nashville, TN 37203
(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 30th day of November, 2001.

Kathleen A. Culver

Howard M. Switzer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen A. Culver and Howard M. Switzer 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 Nashville, Tennessee this 30th day of November, 2001.

Commission expires: November 27, 2004



Dana Delworth Notary Public

RETURN TO:

1910 Rear 21st Avenue South
Nashville, Tennessee 37122