WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/01 12:14 2pgs
Fees:13.00 Taxes:46.31
20011220-0140643

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~11,997.86~~ 12,516.26

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/16/09

(AFFIX SEAL)

WILLIAMSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE JACK CASEY NELSON

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

B-2552

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woodbine Community Organization, Inc.	Woodbine Community Organization, Inc	081-12-0-166.00
(NAME)	Same (NAME)	
222 Oriel Avenue (ADDRESS)	Same (ADDRESS)	
Nashville, TN 37210 (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, Charlie Bean, an unmarried man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Woodbine Community Organization, Inc., 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:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of McGavock & Wetmore's First Addition to Nashville, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charlie Bean and wife, Willie Mae Bean by deed from Danny Neal Batson, unmarried of record in Book 6005, Page 851, Register's Office Davidson County, Tennessee. Wille Mae Bean having since died.

Lori Bean Flemming executes this Instrument pursuant to the Power of Attorney dated March 6, 2001, and being recorded simultaneously herewith in Instrument No. 20011220014064 2, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1611 9th Avenue North, Nashville, TN 37208

(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.

Charlie Bean by Lori Bean Flemming

Charlie Bean, by Lori Bean Flemming, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lori Bean Flemming, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Charlie Bean, and acknowledged that she executes the same by Power of Attorney, as the free act and deed of said Charlie Bean. Witness my hand and Notarial Seal this 30th day of November, 2001.

Notary Public

My Commission Expires: 4/16/02

WILLIAMSON COUNTY, TENNESSEE
JACK CASE WILSON
NOTARY PUBLIC AT LARGE

RETURN TO:

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