Dav. Co. File Box 14-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COX NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

jtc file no. 14943-2

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richland Development Company | SAME | 91-16-2 |
| (NAME) | (NAME) | |
| 132 43rd Avenue North | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, Howard Johnson Wayt Jr. and Hampton Charles Wayt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richland Development Company, a Tennessee general partnership, 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 Lots Nos. 515 and 517 of Block No. 67, Plan No. 1, West Nashville, as recorded in Book 57, Pages 74 and 75, Register's Office for said County.

SAID Lot Nos. 515 and 517 front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Howard Wayt and wife, Elizabeth Wayt by deed from Charles K. Gardner and wife, Lois H. Gardner of record in Book 6638, Page 884, said Register's Office and further conveyed to Howard Johnson Wayt, Jr. and Hampton Charles Wayt by wills of Howard Wayt and Elizabeth Wayt of record in Will Book 220, Pages 761 and 758, Probate Court for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4606 Charlotte Avenue, Nashville, TN 37209
(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 our hands this 28th day of February, 2002.

Howard Johnson Wayt Jr. Feb. 28 2002

Hampton Charles Wayt 2-28-02

Davidson County DEEDWARR
Recvd: 03/01/02 08:24 2pgs
Fees:13.00 Taxes:832.50

20020301-0025878

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 Howard Johnson Wayt, Jr. and Hampton Charles Wayt , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2002.

Commission expires:




Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public