WARRANTY DEED

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-4-02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/02/02 10:20 2pgs
Fees:13.00 Taxes:288.60
20020402-0039658

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelton Walker	Shelton Walker	105-11-0-206.00
(NAME)	(NAME)	
148 Rains Ave. (A & B)	3238 Hamilton Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

B. B. Doubleday Jr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelton Walker, and wife Angela Walker,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 20 feet of Lot No. 7 and the northerly 48 feet of Lot No. 9 on the Plan of Aldrich Bros. and Myers Subdivision, as of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

Said portions of Lot Nos. 7 and 9 front 68 feet on the easterly margin of Rains Avenue and extend back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to B. B. Doubleday, Jr. by deed from R. L. Freeman, Trustee, dated March 30, 1973 and filed for record in Book 4695, page 5, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2002 taxes and all subsequent years are a lien but not yet due and payable, and any and all matters as shown on the plan of record in Book 161, page 44, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 148 Rains Avenue A & B, 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 27 day of March, 2002.

B. B. Doubleday Jr.
B. B. Doubleday Jr.

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. B. Doubleday Jr., with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 27 day of March, 2002.

Commission expires: 6-4-02

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Joseph K Gregory
Notary Public