WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/02/02 12:17 2pgs
Fees:13.00 Taxes:218.30
20020402-0039778

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Niece Jr.	Option One Mortgage Corporation	72-11-182
(NAME)	(NAME)	
1412 Monetta Avenue	P O Box 949	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Orange, CA 92856	
(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, Bobby Niece Sr. and wife, May Clara Niece, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Niece Jr., HEREINAFTER DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 38 on the Plan of Montgomery Heights, as of record in Book 332, Page 47, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50 feet on the southerly side of Highland Avenue, and runs back between parallel lines 219 feet to an alley.

BEING the same property conveyed to Bobby Niece and wife, May Clara Niece, by Warranty Deed from Paul W. Harper and wife, Thelma Marie Harper, of record in Book 4167, Page 272, Register's Office for Davidson County, Tenenssee. Bobby Niece and Bobby Niece, Sr. being one and the same person.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1412 Monetta Avenue, Nashville, TN 37216
(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 14th day of March, 2002.

Bobby Niece Sr.

May Clara Niece

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Bobby Niece Sr. and wife, May Clara Niece, 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 14th day of March, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

