WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/02 11:12 2pgs
Fees:13.00 Taxes:347.80

20020705-0081033

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires JUL 2004

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Takiesha Lunsford
Affiant

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

Rebecca Hudson
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Takiesha Lunsford	Guaranty Trust Company	060-16-0-123.00
(NAME) 2814 Jones Avenue	(NAME) 640 Broadmor Boulevard	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro Tennessee 37129	
(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, Teresa Macaulay , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Takiesha Lunsford , 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 part of Lot No. 21, on the plan of Joywood Heights, Section 3, not of record, described according to a survey made by George W. Watkins, Surveyor, 08/05/1997 as follows:

Beginning on the Westerly margin of Jones Avenue, at the Southeast corner of the property conveyed to Carlos Meadows and wife, by deed from T.W. Street and wife, of record in Book 2647, Page 396, Registers Office for said County; thereto with said Meadows Southern boundary line North 89 deg. 15' West 275.4 feet to the Southwest corner of said Meadows property; thence with said Meadows Western boundary line, North 12 deg. East 50 feet to the Southeast corner of Lot 19 on the unrecorded plan; thence with the Southerly line of Lots 19, 18 and 17, North 86 deg. West 345 feet and continuing in the same direction 217 feet to an iron pin in the easterly line of a 2 foot reserve strip; thence with the easterly line of said strip, South 1 deg. 15' West 45.4 feet to an iron pin; thence South 81 deg. 30' East 825 feet to the Westerly margin of Jones Avenue; thence with the same Northwardly 50 feet to the beginning.

Being the same property conveyed to Teresa Macaulay, a single person by Warranty Deed form Grand Canyon Properties, LLC, a Tennessee limited liability company of record at Instrument Number 20010913-0100072 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2814 Jones Avenue, Nashville, TN 37207
(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/our hand(s) this 28th day of June, 2002.

Teresa Macaulay.

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 Teresa Macaulay the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/28/2002

My Commission Expires:_____ Notary Public

REBECCA HUDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires

File Number2205486
RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075