WARRANTY DEED

Return to:
All-Star Title, Inc
120 Donelson Pike, Ste
Nashville, TN 37
T: (615) 883-5883 Fax: (615) 883-[illegible]

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July 2002

Notary Public

MY COMMISSION EXPIRES: 12/15/03
(AFFIX SEAL)

MICHAEL HERBERT EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Bunel	SAME	71-8-309
(NAME) 403 Edwin St.	(NAME) SAME	
(ADDRESS) Nashville, TN 37207	(ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/07/02 12:22 1pgs
Fees:13.00 Taxes:163.91
20020807-0095102

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, **Shirley Ann Owens May**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Bunel,** _____, 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. 69 on the Plan of Joywood, as of record in Book 974, page 45, Register's Office for said County.
Said Lot No. 69 fronts 50 feet on the northerly side of Edwin (Edwards) Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Shirley Ann Owens May by Quitclaim Deed from J.L. Thompson, III, dated 11/26/84, recorded 11/27/84, in Book 6433, page 872, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 403 Edwin St., 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 our/my hands this 31st day of July 2002

Shirley Ann Owens May
Shirley Ann Owens May

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Shirley Ann Owens May and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 7/31/02.

Commission expires: 12/15/03

MICHAEL HERBERT EDWARDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public