(9)

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2002.

Notary Public

MY COMMISSION EXPIRES: 6-3-06
(AFFIX SEAL)

JOSEPH K. GREGORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/09/02 09:52 2pgs
Fees:13.00 Taxes:351.50
20020809-0096183

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
William A. Boyd	William A. Boyd	081-15-0-179.00
(NAME)	(NAME)	
1827 Knowles Street	1827 Knowles St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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,

Brenda W. Flowers, Attorney-in-Fact for the Heirs of the Estate of Mary Church Wainwright*

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

William A. Boyd, unmarried

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 Lot No. 15 on the unrecorded Plan of J. M., T. J., and G. W. Harding Subdivision. Said Lot No. 15 fronts 50 feet on the southerly side of Thompson Street and extends back between parallel lines with the easterly margin of 21st Avenue North, 150 feet to an alley.

Being the same property conveyed to William B. Church and wife, Mary Church by deed from Theo W. Eckhardt, as of record in Book 989, page 38, Register's Office for Davidson County, Tennessee. The said William B. Church having predeceased his wife, Mary Church. The said Mary Church, upon remarriage, became Mary Church Wainwright, and having since died on November 25, 1989, without a surviving husband, parent or issue, left as her sole heirs at law, her following sisters and brothers: Louise Nesbitt Watson, Arppie G. Thompson, John E. Nesbitt and Henry C. Nesbitt.

The said Mary Church Wainwright was also predeceased by three brothers: Alvin Ray Nesbitt (who left a surviving daughter, Willie B. Moore), Robert E. Nesbitt (who left four surviving children: Robert Nesbitt, Harold Nesbitt, Diane Nesbitt and Anthony Nesbitt), and Leon Nesbitt (who is survived by Sheridan Beasley).

The said Henry C. Nesbitt, Sr. (brother of Mary Church Wainwright), has since died testate, leaving his estate to his son, John Thomas Nesbitt. Also being the same property conveyed to Henry C. Nesbitt by deed from John E. Nesbitt dated January 10, 1991, and filed for record in Book 8276, page 251, said Register's Office, and said Anthony Nesbitt and wife, Charlene Nesbitt conveyed the same property described herein to Henry C. Nesbitt by deed dated December 19, 1990 and filed for record in Book 8276, page 904, said Register's Office.

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.

*The Powers of Attorney for the respective heirs of Mary Church Wainwright are being simultaneously recorded herewith, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1827 Knowles St., Nashville, TN 37208
(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 5 day of August, 2002.

Brenda W. Flowers, Attorney in Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda W. Flowers, Individually and as Attorney-in-Fact for the Heirs of the Estate of Mary Church Wainwright 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 5 day of August, 2002.

Commission expires: 6/3/06

Notary Public

JOSEPH K. GREGORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.