Davidson County DEEDWARR
Recvd: 08/29/02 16:10 2pgs
Fees:13.00 Taxes:209.05

20020829-0105007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Otis B. Herring
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2002.

Notary Public

MY COMMISSION EXPIRES: March 30, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otis B. Herring	Otis B. Herring	82-8-62
(NAME)	(NAME)	
819 Marina Street	3029 Liberty Hills Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin Tn 37067	
(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,

JOSIE ANDERSON, EXECUTRIX AND JOSIE ANDERSON AND YVETTE ANDERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OTIS B. HERRING,

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. 71 and the westerly 10 feet of Lot No. 72 in the Bransford Realty Company Subdivision of the McWhirter and Love McFerrion Tract. The plan of which is of record in Book 421, Page 52, R. O. D. C. Tennessee. Said lot and part of said lot adjoin and front together 50 feet on the northerly side of Marina Street and extends back in a northerly direction along the easterly margin of Fite Street 150 feet to a 12 ft. alley in the rear:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 72 and the westerly 25 feet of Lot No. 73 in the Bransford Company's Subdivision of the McWhirter and Love McFerrion Tract, the plan of which is of record in Book 421, Page 52, of the Register's Office for Davidson County, Tennessee.

Said part of said lots adjoin and front together 50 feet on the northerly side of Marina Street, and extend back in a northerly direction between parallel lines 150 feet to a 12 foot alley in the rear.

Being the same property conveyed to Major M. Dabney , and wife, Clara Anderson Dabney by Deed from Evelyn Lewis, widow of record in Book 1236, Page 57, Register's Office for Davidson County, Tennessee. Major M. Dabney having predeceased Clara Anderson Dabney, vesting title in her as sole survivor. Clara Anderson Dabney having subsequently died, her will having been admitted for probate in Will Book 226, page 32 vesting title in Josie Anderson and Yvette Anderson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 819 Marina Street, Nashville, TN 37206

(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 26th day of August, 2002.

Yvette Anderson

Josie Anderson, Executrix

Josie Anderson

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 Josie Anderson and Yvette Anderson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of August, 2002

Commission expires: March 30, 2003

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Josie Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executrix of The Estate of Clara Anne Dabney, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2002.

My Commission Expires: 3-30-03

Notary Public