WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/02 10:52 2pgs
Fees:13.00 Taxes:218.30

20021111-0138791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 9/20/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight J. Ford	Dwight J. Ford	072-13-0/297.00072-13-0/297.00
(NAME)	(NAME)	
915 West Avenue	915 West Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Nashville, TN 37206	
(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,

Phillip B. Green

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

Dwight J. Ford and wife, Cherica Ford

, 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. 8 on the Map of Springdale Subdivision as of record in Book 974, page 18, said Register's Office for said County.

Said Lot fronts 50 feet on the northerly side of West Avenue and runs back between parallel lines 119.5 feet to a dead line.

Being the same property conveyed to Phillip B. Green by Quitclaim Deed from Robert B. Green and wife, Juanita Green dated August 8, 1997 and filed for record in Book 10562, page 769, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 915 West Ave., 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 30th day of September, 2002.

Phillip B. Green

Phillip B. Green

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 9/30/02, before me personally appeared Phillip B. Green, personally known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2002.

Commission expires: 10-25-03

HENRY R. ALLISON, JR. Notary Public
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.