WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/15/02

Notary Public

MY COMMISSION EXPIRES: 3/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latifa Brown	SAME	092-13/258
(NAME)	(NAME)	
3723 Nevada Ave,	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAME	
(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, **Joan Marie Cook**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Latifa Brown,** _____ **and Kenneth Boatsman,** _____, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ■ property, known as 3723 Nevada Ave., Nashville, TN 37209
(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 November 15, 2002

Davidson County DEEDWARR
Recvd: 12/16/02 09:18 2pgs
Fees:13.00 Taxes:333.00
20021216-0154254

Joan Marie Cook

Joan Marie Cook

Charles D. Cook

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF BOWIE

Before me, a Notary Public, personally appeared Joan Marie Cook the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Texarkana, ~~Tennessee~~ Texas this November 15, 2002

Commission expires: 4-11-2006

Stacey Smallwood
Notary Public

STACEY SMALLWOOD
Notary Public
STATE OF TEXAS
My Comm. Exp. 4-11-2006

EXHIBIT A

Being the easterly 60 feet of Block 29 on the Map of Charlotte Park Second Addition extended, as of record in Book 421, page 10, Register's Office for Davidson County, Tennessee and further described as follows: Beginning at a point in the southerly margin of Nevada Avenue extended 105 ½ feet from the southeast corner of Nevada Avenue extended and A Street thence 60 feet along the southerly margin of Nevada Avenue to a stone on the westerly margin of an alley; thence with said alley 152.1 feet to the northerly margin of another alley; thence with the northerly margin of the last mentioned alley westerly 60 feet; thence northerly 150 feet to the point of beginning.

Being the same property conveyed to Joan Marie Cook by Quitclaim Deed from Charles D. Cook, dated 12/12/89, recorded 2/12/90, in Book 8044, page 73, Register's Office for Davidson County, Tennessee.