Re-recorded to correct Grantor and acknowledgement

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Erica L. Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/08/02 11:19 2pgs
Fees:13.00 Taxes:314.50
[redacted]
20021108-0138065

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica L. Riley	NBC Mortgage	070-04-149
(NAME)	(NAME)	
515 East Nocturne	4633 Trousdale Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37204	
(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, [redacted]* and Phyllis Sales, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica L. Riley, married, 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:
*Edith Spratt

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Dewey Heights Addition of record in Book 161, page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

~~Being the same property conveyed to Erica L. Riley, married by deed from Ruth Strickland and Phyllis Sales of record as Instrument No. [redacted] said Register's Office.~~

Being the same property conveyed to Ruth Strickland, Edith Spratt and Phyllis Sales, by deed from Gideon Investment Group, Inc., of record in Book 7427, page 6, said Register's Office, the said Ruth Strickland having since died leaving Denis Crawley and Phyllis Sales, as her sole heirs at law, the said Denise Crawley a/k/a Denise Crawley Williams having conveyed her interest to Edith Spratt and Phyllis Sales, by Quitclaim Deed of record as Instrument No. 20010518-0051958, said Register's Office.

This is not the principal residence of the within named Grantors.

unimproved ☐

This is improved ☒ property, known as 515 East Nocturne, 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 hands this 1st day of November, 2002.

Phyllis Sales
Phyllis Sales

Edith Spratt
Edith Spratt

Davidson County DEEDWARR
Recvd: 12/18/02 14:01 2pgs
Fees:12.00 Taxes:0.00
20021218-0156225

RE-RECORD

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 [redacted] and Phyllis Sales the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

*Edith Spratt

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2002.

Commission expires:

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

Richard Manson Notary Public