WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/30/02 12:46 2pgs
Fees:13.00 Taxes:277.50

20021230-0161836

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Constance M. Lister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance M. Lister	Same as new owner	072-10-0 125.00
(NAME)	(NAME)	
7051 Old Clarksville Pk		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Shelia M. Odom (a/k/a Sheila M. Odom), Monica Bradshaw (formerly known as Monica Jean Martin) and Roslyn L. Tymes (formerly known as Roslyn L. Tucker), Devisees under Last Will and Testament of William Tucker, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance M. Lister and husband, Robert L. Lister, 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:

A tract of land in the 11th Civil District of said County and State, being known as a part of a tract of 60 acres, more or less, conveyed by M. H. Cartwright and wife to E. B. Rucker, of record in book 291, page 266, Register's Office for said County, and being known as part of E. B. Rucker's unrecorded subdivision of said 60-acre tract, and described according to a copy of a survey thereof made April 1, 1948, by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the westerly margin of Bronte Avenue 448 feet, more or less, south of the south margin of Litton Avenue, said point being the northeast corner of lot no. 25 on the Map of Dugger Bros. Subdivision of a part of the Rucker Lands, as shown on the plan of record in book 1130, page 20, Register's Office for said County; thence with the margin of said Bronte Avenue, northerly around a slight curve, 78.2 feet to the corner of the Duncan lot; thence with Duncan's south line, westerly 112 feet, more or less, to a stake; thence southerly 64.6 feet to an inner corner of said lot no. 25 of said Dugger Subdivision; thence with the northerly margin of the same, easterly 102.5 feet more or less, to the beginning.

Being the same property conveyed to William Tucker by Quitclaim Deed from Carlene T. Tucker of record in Book 8300, page 863, Register's Office for Davidson County, Tennessee. William Tucker died testate on February 18, 2000. By Last Will and Testament of William Tucker, deceased, of record in Will Book 3879, page 715859, Probate Court Clerk's Office, Davidson County, Tennessee, Docket No. 02P-725, the property herein conveyed was devised to Sheila M. Odom (a/k/a Shelia M. Odom), Monica Jean Martin (now known as Monica Bradshaw) and Roslyn L. Tucker (now known as Roslyn Tymes).

Subject to any and all existing easements and/or restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2831 Bronte Avenue, Nashville, TN 37216

(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 20th day of December, 2002.

Shelia M. Odom, Devisee

By: _____
John Tucker, Jr., Attorney-in-fact

Monica Bradshaw, Devisee

By: _____
John Tucker, Jr., Attorney-in-fact

Roslyn L. Tymes, Devisee

By: _____
John Tucker, Jr., Attorney-in-fact

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 John Tucker, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Shelia M. Odom, Monica Bradshaw and Roslyn L. Tymes as their Attorney in Fact as the free act and deed of the within named Shelia M. Odom, Monica Bradshaw and Roslyn L. Tymes.

Witness my hand and official seal at Goodlettsville, Tennessee this 20th day of December, 2002.

Commission expires:

NOTARY PUBLIC AT LARGE
SUMNER CO., TENNESSEE

_____
Notary Public