WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/10/03 09:08 2pgs
Fees:13.00 Taxes:925.00

20030110-0004498

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W Mead	**SAME**	104-11-0-83
(NAME) 2522 Fairfax Ave.	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS)	
(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, Linda Lee Greene , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W Mead and wife, Vicki L Mead , 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:

Being Lot No. 3 on the plan of I.A. Bauman's property on Jones Avenue and 28th Avenue South, according to survey made by W.B. Southgate, Surveyor, December, 1928, but not of record.
Said Lot No. 3 being in the 24th Ward of the city of Nashville and fronting 63 feet on the northerly side of Jones Avenue, is more particularly described as follows.
Beginning at a point in the northerly margin of Jones Avenue 407 feet westerly of the westerly margin of Brown's lane; running thence easterly, with the northerly margin of Jones Avenue 63 feet; thence northerly with the line between lots Nos. 3 and 4 and parallel with said Brown's Lane 167 feet,more or less, to the southerly margin of an alley; thence westerly with the southerly margin of said alley 62 feet to the line between said lot nos. 3 and 2 of said plan; thence southerly 167 feet, more or less, to the point of beginning.

Being the same property conveyed to Linda Lee Greene by Quit Claim Deed from Kal Helou, Trustee of The Linda Green Trust of record in Instrument No. 200108070084904, and conveyed to Kal Helou, Trustee of the Linda Green Trust by Quit Claim Deed from Linda Lee Greene, Executrix of the Clyve Haskell Newman Estate of record in Deed Book 9591, Page 457, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2522 Fairfax Ave., Nashville, TN

(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 3rd day of January, 2003.

Linda Lee Greene

Linda Lee Greene

File Number2212492

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

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 Linda Lee Greene the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of January, 2003

My Commission Expires: _____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE