WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2003.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBNI, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Perry McWhorter	Wells Fargo Home Mortgage, Inc.	105-14-240
(NAME)	(NAME)	
2314 Lindell Avenue	P. O. Box 5137	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Des Moines, IA 50306	
(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, Rhonda R. Grant and Rosalyn L. Grant, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Perry McWhorter, 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 Part of Lot No. 4 of Block 30 on the Plan of Yarbrough's Subdivision of Blocks 24, 25, 26, 29, 30 & part of 22 of Woodland Plan of record in Plat Book 161, Page 104, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the NE corner of Cathey Avenue right-of-way (uncut) and Lindell Avenue thence proceeding easterly, N 74 degrees 47' E 118.6 feet to a point in the W right-of-way of I-65; thence N 13 degrees 33' W 50 feet to a point, said point being the extreme NE part of this tract; thence westerly with the boundary line of Lot No. 3, 119.9 feet to a point in the E boundary of Lindell Avenue; thence southerly with the Lindell Avenue right-of-way boundary 50 feet to the point of beginning.

BEING the same property conveyed to Rhonda R. Grant and Rosalyn L. Grant as joint tenants with the right of survivorship by deed from Juetta S. Dilworth of record in Book 9056, Page 424, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2314 Lindell Avenue, Nashville, TN 37204

(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 12th day of February, 2003.

Rhonda R. Grant
Rhonda R. Grant

Rosalyn L. Grant
Rosalyn L. Grant

Davidson County DEEDWARR
Recvd: 02/19/03 08:59 2pgs
Fees:13.00 Taxes:329.30

20030219-0021194

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 Rhonda R. Grant and Rosalyn L. Grant, the bargainors, 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.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2003.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Jill Connors

Notary Public