WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Jalenska M. Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2003.

Delaina D. Davis
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN
DELAINA D. DAVIS

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jalenska M. Cheatham		Map 105-6
(NAME) 1506 8th Ave. S.	(NAME) NEW OWNER	Parcel 166
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WENDELL ETHRIDGE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JALENSKA M. CHEATHAM**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Highland Garden Subdivision, as of record in Book 57, Page 118, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 45.6 feet on the easterly side of 8th Avenue South, formerly Spruce Street, and runs back between lines with the southerly margin of Lynwood Avenue 150 feet to an alley, measuring 45.3 feet thereon.

Being the same property conveyed to Wendell Ethridge by Quitclaim Deed from Wendell Ethridge, Executor of the Estate of Martha Jane (Marty) Morgan filed of record in Book 9826, Page 32, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 57, Page 118, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1506 8th Avenue South, Nashville, TN 37203
(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 11th day of March, 2003.

Wendell Ethridge

Davidson County DEEDWARR
Recvd: 03/14/03 12:00 2pgs
Fees:13.00 Taxes:703.00

20030314-0034424

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Wendell Ethridge, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of March, 2003.

Commission expires: 4-18-06

Delaina D Davis

Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TN