WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/02/03 13:19 1pgs
Fees:13.00 Taxes:231.25

20030402-0043513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires MAY 28, 2006

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Utley	James Utley	069-11-0-64
(NAME)	3822 (NAME)	
3821 Hydes Ferry Road	~~3821~~ Hydes Ferry Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Nashville, TN 37218	
(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, Louella Maxwell Pratt, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Utley and wife, Frances McCall Utley, 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:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of record of the Final Plat of Lewis Subdivision, of record in Instrument No. 20010108-0002315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to E.D. Lewis and wife, Mary D. Lewis, by deed of record in Book 1847, page 72, Register's Office for said County. The said E.D. Lewis having predeceased Mary D. Lewis and the said Mary D. Lewis having since died leaving Louella Maxwell Pratt as her sole heir at law as evidenced by Affidavit of Heirship of record as Instrument No. 20030203-0014724, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3821 Hydes Ferry Rd., Nashville, TN 37218

(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 1st day of April, 2003.

Louella Maxwell Pratt

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 Louella Maxwell Pratt the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2003.

Commission expires:

Notary Public

My Commission Expires MAY 28, 2006