39-83

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 13:29 2pgs
Fees:13.00 Taxes:888.00

20030604-0076580

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: 2-3-07

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-3536

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Young	SAME	104-15-0 212.00
(NAME)	(NAME)	
2131 Ashwood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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, Josephine C. Duell and husband, Eric Routh, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Young and Catherine O'Brien, **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:

**as joint tenants with right of survivorship

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 60 on the Plan of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

Said portion of Lot 60 fronts 50 feet on the southerly margin of Ashwood Avenue and extends back between parallel lines 155 feet to a dead line measuring 50 feet thereon.

Being all of the same property conveyed to Josephine C. Duell by deed dated August 31, 1993 from Peggy J. West and Susan Lewis, as joint tenants of record in Book 9068, page 721, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Eric Routh joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Josephine Duell Routh.

Josephine Duell and Josephine Routh are one in the same person.

It is the intent that the Grantees take title as Joint Tenants with right of survivorship.

unimproved ☐

This is improved ☒ property, known as 2131 Ashwood Avenue, Nashville, TN 37212

(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 30th day of May, 2003.

Josephine C. Duell

Eric Routh

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Josephine C. Duell and Eric Routh the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of May, 2003.

Commission expires: 03-04-12

Notary Public

JAMES V. WOODLE NOTARY PUBLIC SOUTH CAROLINA

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027