WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Sharon Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6/20/03

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Return to:
All-Star Title, Inc.
120 Donelson Pike. Ste 201
Nashville TN 37214
(615) 883-2543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon Roberts	SAME	104-16-0-C-110.00
(NAME)	(NAME)	
2318 18th Ave S	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	SAME	
(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, **Marilyn M. Fletcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon Roberts,** Single, 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 Unit No. 2318 on the Plan of Ravenwood Court Condominium Apartments as of record in Book 6250, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marilyn M. Fletcher by Deed from Blair Builders dated 4/29/85, of record in Book 6545, page 993, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2318 18th Ave S, 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/my hands this 6/20/03.

Davidson County DEEDWARR
Recvd: 06/26/03 13:54 1pgs
Fees:13.00 Taxes:510.60
20030626-0088545

Marilyn M. Fletcher
Marilyn M. Fletcher

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Marilyn M. Fletcher the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 6/20/03.

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public