WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$66,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/26/03 13:47 3 pgs
Fees:18.00 Taxes:73.60

20030826-0123729

THIS INSTRUMENT WAS PREPARED BY
Lender's Title and Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Dennis	Eric Dennis	071-12-0-003.00
(NAME)	(NAME)	
1710 Lischey Avenue	1710 Lischey Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, Harvey P. Whitaker and wife Mildred H. Whitaker, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Eric Dennis, a single person, 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. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 161, page 38, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1710 Lischey Ave., Nashville, TN 37207

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 15th day of August, 2003.

Harvey P. Whitaker by Carol H. Davis attorney in fact

Mildred B. Whitaker by Carol H. Davis attorney in fact

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 20____.

Commission Expires_____ _____Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Carole W. Davis

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact of the Harvey R Whitaker et ux Mildred B. ~~corporation~~, and that he as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the Bargainors ~~corporation~~ by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, this 15 day of August, 2003

Commission Expires 3/25/06 _____Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

FROM

TO

EXHIBIT A

Being the northerly 50 feet of Lot No. 9 on the map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the westerly side of North Fourth Street, formerly Lischey Avenue, and runs back between parallel lines, with the southerly margin of Edith Avenue, 165 feet to an alley.

Being the same property conveyed to Harvey P. Whitaker and wife Mildred H. Whitaker by Deed from L. C. Cunniff and wife Cornelia Cunniff by deed dated March 14, 1946 and filed for record in Book 1372, page 213, Register's Office for Davidson County, Tennessee.