WARRANTY DEED

236.50
13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Sharon Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2003.

NOTARY PUBLIC AT LARGE

Judith C. Jan
Notary Public

MY COMMISSION EXPIRES: 9/20/04 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALLISON TITLE COMPANY, 116 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaQueta F. Hill	LaQueta F. Hill	94-5/48.00
(NAME)	(NAME)	
921 South 12th St.	same as owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Charles F. Caudell, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LaQueta F. Hill, an unmarried 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:

Certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Revised Map of Shelby Heights Subdivision, Section 1, revised, of record in Book 2330, page 171, Register's Office for said County. Said Lot No. 109 fronts 52 feet on the east margin of South Twelfth Street and extends back 116.4 feet on the north line and 114.9 feet on the south line to a dead line and measures 52 feet thereon.

Being the same property further conveyed to Charles F. Caudell by Special Warranty Deed from Wells Fargo Bank Minnesota N.A. FKA Norwest Bank Minnesota N. A. as Trustee, dated April 30, 2002 and filed for record in Instrument Number 20020509-0057560, Register's Office for Davidson County, Tennessee.

This was not the primary residence for Charles F. Caudell.

unimproved ☐

This is improved ☒ property, known as 921 South 12th St., Nashville, TN 37206
(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 5th day of September, 2003.

Charles F. Caudell

Davidson County DEEDWARR
Recvd: 09/19/03 13:09 2pgs
Fees:13.00 Taxes:236.80

20030919-0139016

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On September 5, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles F. Caudell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of September, 2003.

Commission expires: 9/20/04

Judith C. Jacobs
Notary Public

