WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$51,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 03/09/07

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 10/27/03 15:05 2pgs
Fees:13.00 Taxes:188.70

20031027-0158096

THIS INSTRUMENT WAS PREPARED BY
Lenders 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
Thomas Worth	Thomas Worth	071-16-0-038.00
(NAME)	(NAME)	
1333 Jones Avenue	1333 Jones Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, Omar Melo, unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Thomas Worth, 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. :

Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 100 feet of Lots No. 1 and 2 on the Map of the subdivision of Lots No. 4 and 5 and A. F. Spain's Lischey Garden of record in Book 332, page 5, Register's Office for Davidson County, Tennessee.

Said part of lots front 50 feet on the easterly side of Jones Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Omar Melo, unmarried by deed from Capital Journey, LLC by deed dated May 6, 2003 and filed for record in Instrument No. 20030509-0062456, Register's Office for Davidson County, Tennessee.

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 332,, page 5, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1333 Jones Ave., Nashville, TN 37211

(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 my hand this 16th day of September, 2003.

Omar Melo

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Omar Melo, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 16th day of September, 2003.

Commission expires: 03/09/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.