WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/03 07:53 2pgs
Fees:13.00 Taxes:329.30
20031103-0160444

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(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
Karen Williams	Karen Williams	71-15/211.00
(NAME)	(NAME)	
1303 Stainback Ave	1303 Stainback Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, David Rachel and wife, Janet Rachel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Williams and Carlos Patton, 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 Lot Nos. 113 and 114 on the plat of The Highland Land Co.'s Subdivision, of record in Book 421, page 14, Register's Office for said County.

SAID Lot Nos. 113 and 114 front together 50 feet on the easterly margin of Stainback Avenue and extends back between parallel lines, 175 feet to an alley.

Being the same property conveyed to David Rachel and wife, Janet Rachel by Warranty Deed from Herod Roberson, unmarried, dated May 22, 1985 and filed for record in Book 6563, page 789, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1303 Stainback Avenue, 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.

Witness our hands this 21st day of October, 2003.

David Rachel

Janet Rachel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 10/21/2003, before me personally appeared David Rachel and Janet Rachel to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 21st day of October, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

