03

Realty Title 48-A

WARRANTY DEED

FILE BOX 19B
03-11-018-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $52,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
17th day of November, 2003

Notary Public

My Commission Expires: ~~03/31/07~~ 3/14/05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/25/03 16:54 2pgs
Fees:13.00 Taxes:192.40
20031125-0171516

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Ronald Heacock	New Owner	083-13-0
(NAME)	(NAME)	
1209 Shelby Ave	5004 Traceway	208.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lawrence J. Sacks, as Executor for the Estate of James W. Pickle, Deceased**, and **Lawrence J. Sacks as Trustee of the James Walter Pickle Charitable Foundation with full powers and authority to do so**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald Heacock**, hereinafter called the Grantee(s), 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 No.189, on the Plan of the East Edgefield Addition to Nashville, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 189 fronts 50 feet on the Northerly side of Shelby Avenue and extends back between parallel lines 170 feet to a 16 foot alley, measuring 50 feet thereon.

BEING all the same property conveyed to James W. Pickle, by Deed from Donald J. Stover and wife, Mary Stover, of record in Book 4378, Page 575 and amended in Book 5257, Page 944, Register's Office for Davidson County, Tennessee. The said, James W. Pickle having since died. The Last WIll and Testament of James Walter Pickle, having been filed in Nashville, Davidson County, Tennessee, Courts, Case No. 02P-1198, appointing Lawrence J. Sacks as Executor.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1209 Shelby Ave, Nashville, TN, 37206.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand , this 17th day of November, 2003.

Lawrence J. Sacks, as Executor for
The Estate of James W. Pickle, Deceased

Lawrence J. Sacks, as Executor

Lawrence J. Sacks, as Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence J. Sacks, as Executor for the Estate of James W. Pickle, Deceased**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he\ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of November, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence J. Sacks, as Trustee**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he\ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of November, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.