(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/06/04 16:44 2pgs
Fees:13.00 Taxes:185.00

20040106-0002187

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Investors Development, LLC (NAME)	Same as New Owner (NAME)	MAP 91-11/ PARCEL 147
4544 HALDING RD, ST. 214 (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205 (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, **Wanda Russell Hullett, a widow (also known as Wanda R. Hullett, Wanda Hullett and Wanda O. Russell)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Investors Development, LLC, a Tennessee limited liability company, as to a one-half undivided interest, and Suwannee Properties, LLC a limited liability company of Wyoming, as to a one-half undivided interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1105 and 1107 of Block 160, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, of the Register's Office for said County.

Said Lots adjoin and front together 50 feet on the northerly side of Indiana Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wanda O. Russell from Cheek & Jones, Inc. by deed of record in Book 4395, page 492, Register's Office of Davidson County, Tennessee. The said Wanda O. Russell also known as Wanda R. Hullett and also known as Wanda Hullett.

THIS CONVEYANCE IS SUBJECT TO: (1) Matters as shown on the Plan of West Nashville, Block 160, Plan No 1 of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5202 Indiana Avenue, Nashville, TN 37209
(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 31st day of December, 2003.

Wanda Russell Hullett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Wanda Russell Hullett, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of December, 2003.

Commission expires: January 25, 2006

Melanie D. Harris Notary Public

