Re-record for the purpose of recording incorrect county.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/06/04 11:35 2pgs
Fees:12.00 Taxes:0.00
20040206-0014715

CARLENE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

H-1375

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Quiram	Eric Quiram	083-09-0-442.00
(NAME)	(NAME)	
1410 Holly Street	Same	
(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, **Thomas Alan Blackwell II and Nancy Shelton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Quiram,** unmarried, 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:

Being Lot No. 26 of Block "D" on the Map of the Lindsley Property, as of record in Book 2, Page 92, Chancery Court as Nashville, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Alan Blackwell II and Nancy Shelton, as tenants in common from Estelle A. Eddings, a Widow, by Warranty Deed dated June 20, 2002 and of record in Instrument No. 20020627-0077929, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1410 Holly Street, 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 our hands this 2nd day of January, 2004.

Thomas Alan Blackwell II

Nancy Shelton

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 569475 Instrument 688135
Rec'd: 10.00 MBk: 100 Pg 212
State: 277.50 Recorded
Clerk: 1.00 1/20/2004 at 9:14 am
EDP: 2.00 in Record Book
Total: 290.50

1929 Pg 809

ENTERED
Phillip G Simpson
PROPERTY ASSESSOR

JAN 20 2004
Davidson Co.

MAP GP CTL PAR

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Alan Blackwell II and Nancy Shelton the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gladdy Hsville, Tennessee this 2nd day of January, 2004.

Commission expires: 11-25-07

CARLENE SHEW NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Shew
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076