WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/13/04 12:11 2pgs
Fees:13.00 Taxes:436.60

20040213-0017405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

William R Northrup
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/30/2007

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Northrup	William R. Northrup	72-12-161
(NAME)	(NAME)	
1902 Piedmont Ave.	1902 Piedmont Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(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, Charteaque M. Porter, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Northrup, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1902 Piedmont Ave., Nashville, TN
(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 27th day of January, 2004.

Charteaque M. Porter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charteaque M. Porter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes ~~therein contained~~.

Witness my hand and official seal at Nashville, Tennessee this 27th day of January, 2004.

Commission expires:

Notary Public

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/30/2007

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled dalewood, Section One, of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charteaque **M.Porter-Humes, a married person, by deed of record in Book 11404, Page 399, said Register's Office and by Quitclaim Deed of record in Instrument No.** 20040213-0017404 **, said Register's Office.**