WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/04 13:55 2pgs
Fees:13.00 Taxes:362.60

20040220-0019820

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Connie D. Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

d-0393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie D. Mays	Union Planters Bank, N.A.	092-09-0-027.00
(NAME)	(NAME)	
612 39th Avenue North	401 Union Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(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, PT Development Co., LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Connie D. Mays, 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 part of Lot No. 9 on the Plan of Clifton, as of record in Book 21, Page 35, Register's Office for Davidson County, Tennessee, and described according to the copy of survey thereof made by Norris J. Hickerson, Surveyor, July 24, 1952, as follows:

Beginning at a concrete monument on the easterly margin of 39th Avenue North, at the southwest corner of Clifton Avenue Housing Project, being the northwest corner of this lot, and being 335 feet north of an iron pin set in the north margin of Delaware Avenue, thence along the margin of said Housing Project, as follows:

South 83 deg. 32' east 100 feet to an iron pin, South 6 deg. 28' west 43 feet to an iron pin south 81 deg. 42' east 50 feet to an iron pin, and south 6 deg. 28' west 6 feet to an iron pin at the northeast corner of the property conveyed to Hall Brown by deed from Sam Garfinkle and wife, of record in Book 2044, Page 374, said Register's Office; thence along Brown's northerly line north 83 deg. 32' west 150 feet to an iron pin in the easterly margin of 39th Avenue North being 285 feet north of the north margin of Delaware Avenue; thence with the margin of 39th Avenue North, north 6 deg. 28' east 50 feet to the beginning.

Being the same property conveyed to P.T. Development Co., LLC (correctly known as PT Development, LLC) by Warranty Deed from Barbara Brown, dated October 30, 2002, of record in Instrument Number 20021111-0138929, 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 612 39th Ave. North, 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 10th day of February, 2004.

PT Development Co., LLC

By: Michael Calleja

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PT Development Co., LLC 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 Brentwood, Tennessee this 10th day of February, 2004.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael W. Calleja with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Vice President respectively of the PT Development, LLC the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Michael W. Calleja as such Vice President .

Witness my hand and official seal at office this the 10th day of February, 2004

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027