Davidson County DEEDWARR
Recvd: 03/26/04 14:51 2pgs
Fees:13.00 Taxes:1480.00

20040326-0034458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
M. Scott Hendricks	M. Scott Hendricks c/o O'Neil Hagaman, LLC	104-4
1004 18th Avenue, South	1025 16th Avenue, South #202	GROUP
Nashville, TN 37212	Nashville, TN 37212	PARCEL 89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Four Hundred Thousand Dollars and Zero cents ($400,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy E. Huggins, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto M. Scott Hendricks, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3 in the Shields' Plan of Lots as of record in Plat Book 57, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 48.0 feet on the easterly side of Eighteenth Avenue, South, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Bernice Huggins and Nancy E. Higgins, as Joint Tenants with the right of survivorship and not as tenants in common, by Quitclaim Deed from Bernice H. Huggins (same as Bernice Huggins) and Elizabeth Huggins, as joint tenants with right of survivorship, of record in Book 9044, page 590, Register's Office for Davidson County, Tennessee; the said Bernice Huggins having since died.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1004 18th Avenue, South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I 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 I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 25th day of March, 2004.

Nancy E. Huggins

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Nancy E. Huggins, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee