Davidson County DEEDWARR
Recvd: 04/08/04 11:11 2pgs
Fees:13.00 Taxes:103.60

20040408-0040192

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2004.

Notary Public

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

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
Lisa D. Friedland	Lisa D. Friedland	92-13
P.O. Box 92398	P.O. Box 92398	GROUP
Nashville, Tennessee 37209	Nashville, Tennessee 37209	PARCEL 353

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Eight Thousand Dollars and Zero cents ($28,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mildred H. Davis, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Lisa D. Friedland, a single person, 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. 84 on the Map of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 84 fronts 63.5 feet on the south side of Elkins Avenue and runs back between lines 169.4 feet on the west line and 170.0 feet on the east line along the westerly margin of the first alley west of 33rd Avenue, North, 170.0 feet to another alley in the rear.

BEING the same property conveyed to Housten B. Davis and wife, Mildred H. Davis, by deed from Hugh E. Sterry and wife, Mary Margaret Sterry, of record in Book 1939, page 251, Register's Office for Davidson County, Tennessee; the said Housten B. Davis having since died on December 18, 1990.

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 3305 Elkins Avenue, Nashville, TN 37209

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 7th day of April, 2004.

Mildred H. Davis

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 Mildred H. Davis, 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 7th day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

