Davidson County DEEDWARR
Recvd: 04/26/04 10:54 2pgs
Fees:13.00 Taxes:373.70

20040426-0047012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Alicia Marie Griffith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Mitchell A. Watts
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
Alicia Marie Griffith	Home Mortgage, Inc.	91-11
5007 Illinois Avenue	256 Seaboard Lane	GROUP
Nashville, Tennessee 37209	Franklin, TN 37067	PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **********One Hundred One Thousand Dollars and Zero cents ($101,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Herschel Cooper, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Alicia Marie Griffith, 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 Nos. 914 and 916 of Block 130 on the Plan of West Nashville, No. 1, of record in Plat Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Herschel Cooper by deed from Danny Robert Wolfe, a single person, of record as Instrument No. 20031103-0160947 in the Register's Office for Davidson County, Tennessee.

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 5007 Illinois 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 23rd day of April, 2004.

Herschel Cooper

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 Herschel Cooper, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

