Box 13 #7878

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin S. Leathers	Calvin S. Leathers	104-1-317
1180 Buckingham Circle (NAME) ~~3521 & 3523 Nebraska Avenue~~	1180 Buckingham Circle (NAME) ~~3521 Nebraska Avenue~~	
Franklin TN 37064 (ADDRESS) ~~Nashville, Tennessee 37209~~	Franklin TN 37064 (ADDRESS) ~~Nashville, TN 37209~~	
(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, Sunbelt Fulfillment Services, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin S. Leathers and wife, Sheryl R. Leathers, 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 the easterly portion of Lot No. 187 on the plan of West Grove Subdivision of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee.

Said easterly portion of Lot No. 187 fronts 80 feet on Nebraska Avenue and runs back 175 feet on the easterly side line; thence 185 feet on the westerly side line and 32.5 feet off an alley at the rear of said lot.

Being the same property conveyed to Sunbelt Fulfillment Services, Inc., by deed of record in Book 10221, Page 835, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3521 Nebraska Avenue, 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.

Davidson County DEEDWARR
Recvd: 05/12/04 15:37 2pgs
Fees:13.00 Taxes:680.80

20040512-0055355

Witness my hand this 4th day of May, 2004.

Sunbelt Fulfillment Services, Inc.

By: David G Ely PRES.

Sunbelt Fulfillment Services, Inc.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for state of County aforesaid, personally appeared DAVID G ELY with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Pres of Sunbelt Fulfillment Services, Inc. and that he as such Pres executed the foregoing instrument for the purposes therein contained, by signing the name of Sunbelt Fulfillment Services, Inc. by himself as Pres.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Comission Expires MAY 23, 2006