Being re-recorded to correct a scrivener's error

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,000.00

John Richard Conditt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES: 6-16-04 (AFFIX SEAL)

NOTARY PUBLIC LARGE

Davidson County DEEDWARR
Recvd: 05/13/04 09:52 2pgs
Fees:13.00 Taxes:29.60
[redacted]
20040513-0055724

**THIS INSTRUMENT WAS PREPARED BY**
Mid-State Titlte & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Richard Conditt (NAME) | Same (NAME) | Map & Parcel ID 08108031000 |
| 2116 Hobbs Rd #28 (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 (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, Charles L. Bamman Jr.and wife Karen Bamman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Richard Conditt, 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 northerly 40 feet of the southerly ~~60~~ 80 feet of Lot No. 48 on D.T. McGavock's Plan of 56 lots in North Nashville, as of record in Book 11, page 393, Register's Office of Davidson County, Tennessee.

Beginning on the westerly margin of Third Avenue North, formerly College Street, 355 feet southerly from the present southerly margin of Coffee Street; thence with the westerly margin of said Avenue southerly 40 feet; thence westerly 165 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 40 feet; thence easterly 165 feet, more or less, to the beginning.

Being the same property conveyed to Karen Bamman and husband, Charles L. Bamman, Jr. by Clerk & Master in a Final Decree Confirming Sale by the Chancery Court of Davidson County, Tennessee, and of record in Book 8154, page 497, Register's Office of Davidson County, TN.

unimproved ☒
This is improved ☐ property, known as 1821B N 3rd Ave., Nashville, TN 37208
(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 our hands this 11th day of May, 2004.

Charles L. Bamman Jr.

Karen Bamman

RE-RECORD

Davidson County DEEDWARR
Recvd: 05/24/04 09:20 2pgs
Fees:12.00 Taxes:0.00
20040524-0060378

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Karen Bamman and husband, Charles L. Bamman, Jr. the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of May, 2004.

Commission expires: 6-16-04

YVETTELYN MELDRUM
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN

Notary Public