Box 13 #5239

WARRANTY DEED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$155,000.00~~ 225,000

Affiant $225,000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
104 37th Ave. N. Trust	104 37th Ave. N. Trust	104-5-58
(NAME) 104 37th Ave. N	(NAME) owner	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN	
(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, **General Construction Company, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **104 37th Ave. N. Trust**, 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:

TRACT 1.
Land in Davidson County, TN, being Lot No. 156 on the Plan of part of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County.

Said Lot No. 156 fronts 50 feet on the easterly side of 37th Avenue North and runs back between parallel lines, with the northerly margin of an alley, 200 feet to an alley in the rear.

TRACT 2.
(a) a certain strip of land in Davidson County, Tennessee, being an unaccepted and unopened alley, twenty (20) feet in width fronting on the easterly side of 37th Avenue North, lying immediately south of and adjacent to the southerly margin of Lot No. 156 on the Plan of part of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for Davidson County, TN and running northwardly from the easterly margin of 37th Avenue North 200 feet to the intersection of a 15-foot strip which is also an unaccepted and unopened alley; and

(b) a certain strip of land in Davidson County, TN, being an unaccepted and unopened alley, fifteen (15) feet in width, lying immediately east of and adjacent to both the terminus of the above described unaccepted and unopened alley and the easterly margin of Lot No. 156 on the Plan of part of West Grove Subdivision as of record in Book 421, page 109, Register's Office for Davidson County, TN, and extending northwardly 70 feet from the previously documented closed portion of said alley to a point which is the northerly line of said Lot No. 156 if extended 15 feet farther eastwardly.

Being the same property as conveyed to General Construction Co. by deed of record in Book 9531, Page 168, Register's Office for Davidson County, TN.

unimproved ☐

This is improved ☒ property, known as 104 37th Ave. N, 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: 07/02/04 16:07 2pgs
Fees:13.00 Taxes:832.50
20040702-0079533

Witness my hand this 22nd day of June, 2004.

General Construction Company, Inc

By: Linda Layne

STATE OF TN

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Linda Layne The Bargainor (s) with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Sec / Treas of General Construction Company, Inc. and that she as such Sec / Treas. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Sec / Treas.

Witness my hand and official seal at Nashville, TN this 22nd day of June, 2004

Notary Public

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 2004.

Commission expires:

Victor Hazelwood Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006