WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

FILE BOX 19B
04-07-043-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of August, 2004

Notary Public

My Commission Expires: ~~03/31/07~~ 10/12/05 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/24/04 12:15 2pgs
Fees:13.00 Taxes:333.00
20040824-0102332

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

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JANE-ALLEN McKINNEY (NAME)	" NEW OWNER " (NAME)	92-07-0
P.O. Box 120454 (ADDRESS)	(ADDRESS)	299.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOEL C. GORDON, MARRIED and SYLVIA WEINBERGER, INDIVIDUALLY, and SYLVIA WEINBERGER, TRUSTEE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JANE-ALLEN McKINNEY, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 12, on the Map of Lot No. 17 of the Harding Lytle Tract, of record in Plat Book 1, Page 95, Chancery Court at Nashville, Tennessee, to which referene is hereby made for a more complete description.

LESS AND EXCEPT that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed Dated May 30, 1979, from JOEL C. GORDON AND SHERRON WEINBERGER, of record in Book 5445, Page 686, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to JOEL C. GORDON AND SHERRON WEINBERGER, by Deed from NORA KLEISER AND MARY NOONAN MILLER, of record in Book 4338, Page 559, Register's Office for Davidson County, Tennessee. THE SAID Sherron Weinberger having since died and his undivided interest being vested in JOEL GORDON, SYLVIA WEINBERGER, AND SYLVIA WEINBERGER, TRUSTEE, by Will of Sherron Weinberger, Deceased of record in Will Book 200, Page 224, Probate Clerk's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BERNICE GORDON, spouse of the above named **JOEL C. GORDON**, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: 826 19th Avenue North, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 17th day of August, 2004.

Joel C Gordon
JOEL C. GORDON

Sylvia Weinberger
SYLVIA WEINBERGER

Bernice Gordon
BERNICE GORDON

Sylvia Weinberger, Trustee
SYLVIA WEINBERGER, TRUSTEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOEL C. GORDON, AND WIFE, BERNICE GORDON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2004.

My Commission Expires: Nov. 27, 2004

Judy C Ernst
Notary Public

JUDY C. ERNST NOTARY PUBLIC OF DAVIDSON COUNTY STATE OF TENNESSEE

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SYLVIA WEINBERGER, INDIVIDUALLY AND SYLVIA WEINBERGER, TRUSTEE**, the bargainor(s), 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 17th day of August, 2004.

My Commission Expires: Nov. 27, 2004

Judy C Ernst
Notary Public

JUDY C. ERNST NOTARY PUBLIC OF DAVIDSON COUNTY STATE OF TENNESSEE