WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

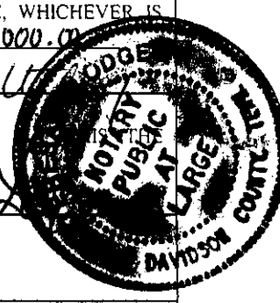
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 80,000.00

Tempest Utley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8/26/04

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)



Davidson County DEEDWARR
Recvd: 08/27/04 15:15 2pgs
Fees:13.00 Taxes:296.00



20040827-0104056

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tempest Eugenia Utley	SAME	81-6-193
(NAME)	(NAME)	
2101 26th Av, North.	SAME	
(ADDRESS)	(ADDRESS)	
, Nashville TN 37208	SAME	
(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, CHOICE INVESTMENT, LLC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tempest Eugenia Utley**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSOND COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the east 150 feet of the north 50 feet of Lot 23 on the Map of J Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Book 332, page 54, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for more particular description.

Said part of lot fronts 50 feet on the west side of 26th Avenue., North, and extends back between parallel line 150 feet to a dead line.

Being the same property conveyed in Instrument No. 20040709-0081859

unimproved ☐

This is improved ☒ property, known as 2101 26th Avenue, North, 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/my hands this 8/25/04.

Jimmy R Kenner Chief Manager
Choice Investment, LLC

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Jimmy Kenaun the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 8-25-04.

Commission expires:

TOMMY R. STRICKLAND NOTARY PUBLIC DAVIDSON CO. TENN.

Notary Public

The preparer of this deed makes no representation as to the status of the title of the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation whatsoever other than that it has been accurately transtribed from the information provided.