WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Carrie Tesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann McNabb	New Owner	103-8/206 26W-1180
(NAME)	(NAME)	
4208 Aberdeen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 09/01/04 15:29 2pgs
Fees:13.00 Taxes:793.65

20040901-0106044

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, **Sabra S. Love and Husband, Sheyn G. Love**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ann McNabb** 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:

unmarried

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Block "K", Cherokee Park, Third Section as of record in Plat Book 843, Pages 2 and 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 60 feet on the northerly margin of Aberdeen Road, now Aberdeen Avenue, and extends back 133.37 feet on the easterly line and 134.94 feet on the westerly line to a southern right-of-way line of L & N Railroad, formerly N.C. & St. L. Railroad, measuring 60.02 feet thereon.

Being the same property conveyed to Sabra S. Love and Husband, Sheyn G. Love by Warranty Deed dated April 14, 1998 from Richard L. Ray, an unmarried person of record in Book 10890, Page 690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4208 Aberdeen Rd., Nashville, TN 37205

(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 my/our hand(s) this 27th day of August, 2004.

Sabra S. Love

Sheyn G. Love

STATE of TENNESSEE
COUNTY of WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sabra S. Love and husband, Sheyn G. Love, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2004.

My Commission Expires: 9-22-07

Notary Public

JUDY HARRISON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

File Number2408392
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027