Please return to: Grissim Title & Escrow, LLC
2309 Crestmoor Rd, sTe 300, Nashville, TN 37215

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/04 11:05 2pgs
Fees:13.00 Taxes:980.50
20040907-0107642

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/30/07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires May 30, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Hillis Jenkins		Map 105-10
(NAME) 818 S Douglas Avenue	(NAME) Same as New Owner	Parcel 159.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **ODIE V. STOVALL AND WIFE, VERNICE STOVALL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUTH HILLIS JENKINS, MARRIED,** 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 Lot No. 1 on the Map of Douglas Place of record in Book 332, page 130, Register's Office for said County.

SAID LOT No. 1 fronts 50 feet on the northerly side of Douglas Avenue and runs back 150 feet on the easterly line with the westerly margin of Beech Avenue, and 146 feet on the westerly line to an alley, and measures 70 feet thereon.

Being the same property conveyed to Odie V. Stovall and wife, Vernice Stovall, by deed from James Stansell and wife, Dolores R. Stansell, dated October 14, 1977, of record in Book 5209, Page 186, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 130, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 818 S Douglas Avenue, Nashville, TN 37204
(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 27th day of August, 2004.

Odie V. Stovall

Vernice Stovall

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 Odie V. Stovall and wife, Vernice Stovall , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of August, 2004.

Commission expires:

Notary Public