WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/04 13:31 2 pgs
Fees:13.00 Taxes:841.75
20041025-0127987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Louise Childress	Sarah Louise Childress	083-6-0-323.00
(NAME) 607 North 16th Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(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, Brenda O. Harding Garrett , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah Louise Childress, an Unmarried Woman , 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:

Land in Davidson County, Tennessee, Being Lot No. 22 on the Map of George Shields' East End Subdivision, as of record in Book 57, Page 112, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the easterly side of North 16th, formerly Hickman Street as widened, and runs back between parallel lines 142.5 feet, more or less, to an alley.

Being the same property conveyed to Brenda O. Harding by Quitclaim Deed dated December 19, 1986 from Brenda R. Opare-Addo and Melvin C. Raymer, Sr. of record in Book 7074, Page 637 and also by deed of record in Book 6175, Page 927, all of record in the Register's Office for Davidson County, Tennessee. The said Brenda R. Opare-Addo having since married and being one an the same as Brenda O. Harding Garrett.

This conveyance is subject to any and all existing easements and restrictions of record.

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 607 North 16th Street, Nashville, TN 37206

(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 20th day of August, 2004.

Charles Garrett

Brenda O. Harding Garrett by her Att in fact Charles Garrett

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 Charles Garrett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 20th day of August, 2004.

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

My Commission Expires:

Notary Public

State of Tennessee
County of Williamson

On this the 20th day of August, 2004, before me, Dawn D Chase, the undersigned officer, personally appeared Charles Garrett, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Brenda O. Harding Garrett, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

My Commission Expires:

Notary Public

File Number2408181

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