B0414

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/04 12:30 2pgs
Fees:13.00 Taxes:120.25

20041118-0138589

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $32,500.00.

Affiant

Subscribed and sworn to before me this [illegible] 2004

Notary Public

My Commission Expires [illegible]

(Affix Seal)

NOTARY PUBLIC At Large DAVIDSON COUNTY, TN My Commission Expires

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, [illegible] 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Sylvan Property Group, LLC | SAME | 91-06-0-305.00 |
| 302 42nd Avenue North | | |
| Nashville, TN 37209 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,**Sarah Hood and husband, Henry S. Hood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto**Sylvan Property Group, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being part of Lot No. 1415 and all of Lots Nos. 1417 and 1419 of Block 199 on the Map showing extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said part of Lot No. 1415 and all of Lots Nos. 1417 and 1419 adjoin and front together 65 feet on the northerly side of Kentucky Avenue and run backbetween parallel lines 150 feet to an alley at the rear on which it measures 65 feet.**

**Being the same property conveyed to Sarah Hood and husband, Henry S. Hood, by deed from Gregg Underwood, on March 25, 2003, of record in Instrument Number 20030619-0085178, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 173, Register's Office Davidson County, Tennessee.

This is improved property known as: **5516 Kentucky Avenue, Nashville, TN 37209**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 11, 2004.

**Henry S. Hood**

Sarah Hood

**Sarah Hood**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Hood and husband, Henry S. Hood** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 11, 2004

My commission expires _____

_____
Notary Public

