WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/04 09:50 2pgs
Fees:13.00 Taxes:105.45

20041122-0139567

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Shirley M. Settles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2004.

Tracey Thurman
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira Wayne Settles	Ira Wayne Settles	Map 119
(NAME) 918 South Douglas Ave.	(NAME) SAME	Group 05-0
(ADDRESS) Nashville, TN 37204	(ADDRESS) ,	Parcel 317
(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, **Shirley Marie Settles, Donald Lee Cook, James Scott Cook, Kathryn Sue Poole ,Sharnell L Bland and Russell O'Brien Lockridge** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ira Wayne Settles and Wife, Shirley Settles** , 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. 159 and the Easterly 8 feet of Lot No. 160 on the Map of The Subdivision of certain lots in Cumberland Nurseries Plan, of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 47 feet on the Northerly side of Joiner Street and run back 140 feet, more or less, on the Westerly line of part of Lot 160 and 140.7 feet on the Easterly line of Lot 159, along the Westerly margin of Miller Street, to an alley in the rear on which they measure 50.7 feet.

Being the same property conveyed to Mary F. Lockridge by Quitclaim Deed dated July 27, 1999 from Juanita Hendricks of record in Instrument No. 20000602-0054963 , Register's Office for Davidson County, Tennessee. Mary F Lockridge having since died leaving her heirs Shirley Marie Settles, Donald Lee Cook,James Scott Cook, Kathryn Sue Poole, Sharnell L. Bland and Russell O'Brien Lockridge

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 102 Joyner Avenue, Nashville, TN 37210

(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 18th day of November, 2004.

James Scott Cook

Shirley Marie Settles

Kathryn Sue Poole

Donald Lee Cook

Sharnell L. Bland

Russell O'Brien Lockridge

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Shirley Marie Settles, Donald Lee Cook, James Scott Cook, Kathryn Sue PooleSharnell L. Bland and Russell O'Brien Lockridge 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 11/18/2004

My Commission Expires: 1.23.06

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC TRACEY TRUMPHOUR WILSON COUNTY

File Number2409257
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122