Box 54

Davidson County DEEDWARR
Recvd: 12/13/04 11:12 2pgs
Fees:13.00 Taxes:580.90

20041213-0147737

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Adrienne Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2004.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchel A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Polly C. Ringo	NEW OWNER	104-1
3614 Pilcher Avenue		GROUP
Nashville, Tennessee 37209		PARCEL 255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **** One Hundred Fifty Seven Thousand Dollars and Zero Cents ($157,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Adrienne Young, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Polly C. Ringo, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the easterly 50.0 feet front and the westerly 25.0 feet rear of Lot No. 173 and the easterly 25.0 foot triangular strip off the rear of Lot No. 172 on the Map of West Grove Addition of record in Book 421, page 88, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Pilcher Avenue, the common corner of Lots Nos. 173 and 174, being the southwest corner of the property conveyed to Raymond T. Snoddy and wife, by deed from Thurman Sensing, Trustee, of record in Book 1153, page 614, Register's Office for said County; thence with Snoddy's westerly line northerly 370.0 feet, more or less, to a point in the southerly margin of the right-of-way of the N.C. and St. L. Railroad; thence with said Railroad westerly 50.0 feet to a point 25.0 feet west of the common corner of Lots Nos. 172 and 173; thence southerly parallel to Snoddy's westerly line 357.5 feet, more or less, to the north margin of Pilcher Avenue; thence with the margin of the same easterly 50.0 feet to the beginning.

BEING the same property conveyed to Adrienne Young, unmarried, by Quitclaim Deed dated October 15, 2003, from Wallace N. Rasmussen, unmarried, of record as Instrument No. 20031121-0170195 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

unimproved ☐

This is improved ☒ Property known as 3614 Pilcher Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 10th day of December, 2004.

Adrienne Young

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Adrienne Young, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee