WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/05 15:31 2 pgs
Fees:13.00 Taxes:25.90

20050125-0009305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MALIK BROOKS	MALIK BROOKS	71-7-264
(NAME)	(NAME)	
227 PRINCE AVENUE	103 MARSHALL GREEN CIRCLE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	GOODLETTSVILLE, TN 37072	
(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, **JEROME E. KNIGHT, SR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MALIK BROOKS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 , ON THE PLAN OF THE RESUBDIVISION OF PART OF LOTS 70 AND 45, J.B. HAYNIES ORIENTAL SUBDIVISION, OF RECORDIN PLAT BOO 8250, PAGE 946, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. PROPERTY IS VACANT LAND.

BEING THE SAME PROPERTY CONVEYED TO JEROME E. KNIGHT, SR., UNMARRIED BY DEED FROM ANN D. THORTON OF RECORD IN INSTRUMENT NO. 200008020076550 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ☐

This is improved ☒ property, known as **227 PRINCE AVENUE, NASHVILLE, TN 37207**

(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 hand this 20th day of January, 2005.

Jerome E. Knight

JEROME E. KNIGHT, SR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared JEROME E. KNIGHT, SR., MARRIED with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at Nashville, Tennessee this 20th day of January, 2005.

Commission expires: July 19, 2008

JUSTIN TATUM Notary Public



My Commission Expires JULY