WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

Davidson County DEEDWARR
Recvd: 02/10/05 09:38 2 pgs
Fees:13.00 Taxes:40.70

20050210-0015414

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2005

Notary Public

MY COMMISSION EXPIRES:

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc., 2707 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher R Choate	Christopher R Choate	83-1 208
(NAME) 722 Players Ct. ~~1804 Hughes St.~~	(NAME) 722 Players Ct. ~~1804 Hughes St.~~	
(ADDRESS) 37211 Nashville, TN ~~37208~~	(ADDRESS) 37211 Nashville, TN ~~37208~~	
(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, Charles Conn and wife, Brenda Conn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher R Choate, a single person, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1804 Hughes St., Nashville, TN 37208

(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 our hands this 4th day of February, 2005.

Deceased 11/6/98
Charles Conn

Brenda L. Conn
Brenda Conn

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda L. Conn, the bargainor(s), 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.

Commission expires:

CHARLES M. WINN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

Charles M. Winn
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 42.5 feet of Lot No. 102 on the Plan of Buena Vista Heights Addition to Nashville, Tennessee, a plan of which is of record in Book 161, Page 19, Register's Office for said County.

Said westerly part of said lot fronts 42.5 feet on the north side of Hughes Street and runs back between parallel lines, 124 feet to a dead line in the rear measuring 42.5 feet thereon.

Being the same property conveyed to Charles Conn and wife, Brenda Conn, as Tenants by the Entireties by Quitclaim Deed executed 12/30/88 and filed for record 1/5/89 in Book 7744, Page 764, Register's Office for Davidson County, Tennessee.

* Charles Conn deceased 1/6/98.