WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$81,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine J. Nelson	New Owner	72-14-153
(NAME)	(NAME)	
1527 Straightway Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **EDDIE E. CAMP AND JOSE A. HOPKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE J. NELSON, UNMARRIED AND STEPHANIE B, BARGER, UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the map of G. A. Pickup's Addition of part of Lots 32 and 33, Brownsville, as of record in Plat Book 974, page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate Legal Description thereof.
SAID Lot No. 3 fronts 50 feet on the northerly side of Straightway Avenue and runs back between parallel lines with the westerly margin of North 16th Street, 150 feet to the southerly line of Lot No. 8

Being the same property conveyed to Eddie E. Camp and Jose A. Hopkins by deed from REO Management 2002, Inc. of record in Instrument No. 20041112-0136122 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Plan of Record in Book 974, page 43 and property taxes for the current year.

The above referenced Grantors are both married, but the above referenced property was never used as the primary residence for either Grantor.

unimproved ☐

This is improved ☒ property, known as **1527 Straightway Avenue, Nashville, TN 37206**

(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 2nd day of March, 2005.

Eddie E. Camp

Jose A. Hopkins

Davidson County DEEDWARR
Recvd: 03/10/05 14:03 2 pgs
Fees:13.00 Taxes:301.55

20050310-0026727

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eddie E. Camp Jose A. Hopkins, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2005.

Commission expires: July 21, 2007

Shannon Philbin Notary Public

