Record 1st Box Up

# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>Rick Short<br>1301 Bessie Ave.<br>Nashville, TN 37207 | SEND TAX BILLS TO:<br>SAME | MAP-PARCEL NUMBERS:<br>71-10-187.00 |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

**RICK PILIPONIS, Trustee for 1301 Bessie Avenue Land Trust, a revocable living trust**

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**RICK SHORT**

HEREINAFTER called the Grantee(s), 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. 24 of Block "F" on the map of J.B. Haynie's Cumberland Heights as of record in Book 57, page 170, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 50 feet on the easterly side of Weakley formerly Bessie Avenue and runs back between parallel lines with the northerly margin of Lula Avenue 125 feet to an alley.

Being the same property conveyed to Rick Piliponis, Trustee for Hunley Homes, Inc., by Warranty Deed to Trustee from Stephen J. Donnelly, of record as Instrument No. 20030926-0142922 and re-recorded as Instrument No. 2003107-0148753, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **1301 Bessie Avenue, Nashville, TN 37207**

unimproved ☐

**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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 18th day of March, 2005.

Davidson County DEEDWARR
Recvd: 03/28/05 16:14 2 pgs
Fees:13.00 Taxes:262.70
20050328-0033125

Rick Piliponis Trustee

**RICK PILIPONIS**
**Trustee for 1301 Bessie Avenue Land Trust, a revocable living trust**

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **RICK PILIPONIS, Trustee for 1301 Bessie Avenue Land Trust, a revocable living trust**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as its **Trustee**, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 18th day of March, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

**MY COMMISSION EXPIRES: September 22, 2007**

## AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $71,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2005.

NOTARY PUBLIC

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

**MY COMMISSION EXPIRES: September 22, 2007**