WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN. My Commission Exp. March 21, 2009

Davidson County DEEDWARR
Recvd: 04/12/05 14:14 2 pgs
Fees:13.00 Taxes:886.15

20050412-0040471

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Blackburn	New Owner	082-09-0-483
(NAME)	(NAME)	
1204 5th Avenue. North		
(ADDRESS)	(ADDRESS)	
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, Dianne G. Alexander ,married, HEREINAFTER CALLED THE GRANTORS, HAVE TBB BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Blackburn, unmarried 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. 14 as shown on the Plan of Germantown-Fifth Avenue of record in Book 9700, Page 489, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dianne G. Alexander, married, by deed from Germantown Partners, LLC, executed 04/21/2000 and filed for record on 04/25/2000 in Instrument No. 20000425-0041048, and re-recorded on 08/27/02 in Instrument No. 20020827-0103692, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1204 5th Ave. North, 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 my hand this 6th day of April, 2005.

Dianne G. Alexander by Roland L. Jones as atty in fact
Dianne G. Alexander

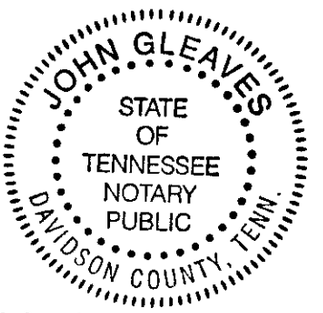
STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Roland L. Jones, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Dianne G. Alexander and acknowledged that he/she executed the same as the free act and deed of the said Dianne G. Alexander.

Witness my hand and official seal at
Nashville, Tennessee
on this the 6th day of April, 2005.

NOTARY PUBLIC

My Commission Expires: _____



My Commission Expires JULY 20, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903