WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/05 08:57 1 pgs
Fees:13.00 Taxes:440.30
20050511-0053023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00 $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY 2005. Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

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

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
Theodore B. Hughes Jr.	Suntrust Mortgage, Inc.	081-16-0-700.00
(NAME) 929 Warren Street	(NAME) 201 Fourth Ave N/7th Floor	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37219	
(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, Nashville Business LINC Coalition, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore B. Hughes Jr. and Dwanna Hughes, 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 the southerly 44-1/2 feet of Lot No. 15 on the Plan of Clement M. Holt's Property, as of record in Book 21, Page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Business LINC Coalition, Inc., by Quitclaim Deed from Reuben McGee, executed July 11, 2003 and filed for record on July 5, 2003, in Instrument No. 20030725-0104227, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 929 Warren St., Nashville, TN 37217

(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 2nd day of May, 2005.

Nashville Business LINC Coalition, Inc.

By: Oliver Dent

Oliver Dent, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Oliver Dent, President for the Nashville Business LINC Coalition, Inc. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 2nd day of May 2005.

Curvina Boseman

My Commission Expires:

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