WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Maurine Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return To:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217
05-0430.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell K. Oden	SAME	81-10-169
(NAME)	(NAME)	
2407 Santi Avenue		
(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,

FAM NIGHT, a sole proprietorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darrell K. Oden, 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 the westerly 54 feet of Lots Nos. 117 and 118 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tact, as of record in Book 161, Page 155, Register's Office for Davidson County, described as follows:

BEGINNING at the southeast corner of 25th Avenue North and Rose, formerly Yarbrough, Street; thence with the southerly margin of Rose Street eastwardly 54 feet to the northwest corner of the property conveyed to John B. Henderson by Deed from R. R. Henderson, of record in Book 1082, Page 192, Register's Office for Davidson County, Tennessee; thence with said Henderson's westerly line southwardly 110 feet, more or less, to the northerly line of Lot No. 116; thence with said line westwardly 54 feet to the westerly margin of 25th Avenue North; thence with said Avenue northwardly 121 feet to the beginning.

BEING the same property conveyed to FAM NIGHT by Decree Confirming Sale of record in Book 10788, Page 360, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to FAM NIGHT by Quitclaim Deed from Willie Watts and Eurania Whitworth, previous owners, of record in Instrument No. 20041217-0150370, re-recorded in Instrument No. 20050511-0053275, said Register's Office. The FAM NIGHT Sole Proprietorship Declaration authorizing James Brown or Lisa Brown to sign for FAM NIGHT is of record in Instrument No. 20050511-0053276, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2407 Santi Avenue, 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.

Davidson County DEEDWARR
Recvd: 05/11/05 14:20 2 pgs
Fees:13.00 Taxes:462.50

20050511-0053278

Witness my hand this 29th day of April, 2005.

FAM NIGHT

By: _____
Lisa Brown

BY: _____
James Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Lisa Brown and James Brown, d/b/a FAM NIGHT, the bargainor, 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 29th day of April, 2005.

Commission expires: November 25, 2006

_____
Mark A. Ellmore, Jr. Notary Public

