WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/31/05 09:24 2 pgs
Fees:13.00 Taxes:1287.60
20050531-0060686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/16/08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4542

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia M. Hendrix	NEW OWNER	082-12-0-277.00
(NAME) P.O. Box 68417 ~~804 McCann St.~~	(NAME)	
(ADDRESS) Nashville Tn 37206	(ADDRESS)	
(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, David Knoble, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia M. Hendrix and Laura M. Darling, 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 Lots No. 13 and 14 on the Map of D.D. Philips Silverdene Park as of record in Book 421, Page 31, Register's Office for said County, to which reference is hereby made for a more complete description.

Included in the above description, but expressly excluded therefrom is that portion of the premises conveyed to the Nashville Housing Authority, by deed from Southern Cleaners & Laundry, Inc. of record in Book 3924, Page 689, Register's Office for said County and described as follows:

Being part of Lots No. 13 and 14 on the map of D.D. Philips Silverdene Park, as of record in Book 421, Page 31, said Register's Office and described as follows:

Beginning at a point, said point being on the northerly margin of Main Street, and being the most southerly corner of said property; thence with the northerly margin of Main Street in an easterly direction of 97.25 feet, more or less, to the easterly margin of said property, thence with said easterly margin of a northerly direction a distance of 10 feet, more or less, to a point; thence with a line in a westerly direction, said line being parallel to and a distance of 10 feet from the northerly margin of Main Street, a distance of 97.25 feet, more or less, to the westerly margin of said property; thence with the westerly margin of said property in a southerly direction, a distance of 10 feet more or less, to the point of beginning.

Being the same property conveyed to David Knoble by Warranty Deed from Bennie O. Steward and wife, Mary O. Steward, dated March 21, 2003, of record in Instrument No. 20030325-0039272, Register's Office for Davidson County, Tennessee.

The Grantor does hereby warrant, covenant and certify that the subject property is not the Grantor's homestead as defined by statue.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 953 Main Street, 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 my hand this 9th day of May, 2005.

David Knoble

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 David Knoble the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of May, 2005.

Commission expires: 11/20/08

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027