WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bicenteninial Title & Escrow, 2280 Metrocenter Blvd., Suite 150, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jina Holden	Suntrust Mortgage, Inc.	071-04-0 229.00
(NAME)	(NAME)	
2508 Oakwood Avenue	201 Fourth Ave N/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/06/05 14:24 2 pg
Fees:13.00 Taxes:288.60

20050706-0077559

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, Corlette Williams, Executrix of the Estate of Pernell Jackson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jina Holden, an unmarried person, 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. 12 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Pernell E. Jackson (Divorced), by deed from Murphree Realty Company, executed 06/12/70 and filed for record on 06/15/70 in Book 4424, Page 216, Register's Office for Davidson County, Tennessee. The said Pernell E. Jackson having since died. An order giving the Executrix Corlette Williams power to sell was executed by the court on 07/01/05 and filed for record in Case 04P-1015 Probate Court Clerk's Office for Davidson County Tennessee.

unimproved ☐

This is improved ☒ property, known as 2508 Oakwood Avenue, Nashville, TN 37207

(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 1st day of July, 2005.

Corlette Williams, Executrix of the Estate of Pernell Jackson

By: Corlette Williams, Executrix

Corlette Williams, Executrix of the Estate of Pernell Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ~~7~~ 1st day of July, 2005, before me, personally appeared Corlette Williams as Executrix of the Estate of Estate of Pernell E. Jackson, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this, 1st day of July, 2005.

Commission expires: March 21, 2009

Tiffany R. Addison

Notary Public

