WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/05 14:43 2 pgs
Fees:13.00 Taxes:88.80
20050711-0079983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00 $84,000.00

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 My Commission Exp. March 21, 2008

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patton	William Patton	071-05-0-231.00
(NAME) 1813 Liberia Street	(NAME) 1813 Liberia Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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, Celestine Hazel Hambrick, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Patton, 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:

TRACT NO. 1:

Being Lot No. 138 and southerly 20 feet of Lot No. 137 on the plan of Brooklyn Heights as of record in Book 332, page 140, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 60 feet on the easterly side of Liberia Street and runs back 175.7 feet along the southerly line of Lot No. 138 and 195 feet more or less along the northerly line of said part of Lot 137, to an alley, measuring 60 feet more or less thereon.

TRACT NO. 2:

Being Lot No. 136 and the northerly half of Lot No. 137 on the Map of Brooklyn Heights as of record in Book 332, page 140, Register's Office for said County.

Said Lot No. 136 and part of Lot No. 137 fronts together 60 feet on the easterly side of Vance Street and runs back 223.4 feet on the northerly line and 196.7 feet more or less on the southerly line to an alley, measuring 65 feet, more or less.

Being the same property conveyed to Celestine Hazel Hambrick by Quitclaim Deed from Celestine J. Woodruff (a widow), executed 12/07/88 and filed of record on 12/07/98 in Book 7721, Page 781, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1813 Liberia Street, 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.

Celestine Hazel Hambrick

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Celestine Hazel Hambrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this July day of 1, 2005.

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

