WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH** DAY OF JUNE, 2005.

Notary Public

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 19, 2008

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARRIE M. SMITH	Carrie M. Smith	**94-1-17**
(NAME)	(NAME)	
521 SOUTH 11TH AVENUE	521 South 11th Avenue	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Nashville, TN 37206	
(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, **CYRILLA ARTIS, single**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARRIE M. SMITH**, 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 PAYNE, BLAKEMORE & CUMMINGS' ADDITION, AS OF RECORD IN BOOK 57, PAGE 70, REGSITER'S OFFICE FOR SAID COUNTY AND THE NORTH 25 FEET OF EASTSIDE AVENUE WHICH WAS CLOSED BY METROPOLITAN ORDINANCE NO. 62-279, OF RECORD IN BOOK 3677, PAGE 5, SAID REGISTER'S OFFICE, SAID 25 FEET LYING SOUTH OF AND ADJACENT TO LOT NO. 12.

SAID LOT NO. 12 AND PART OF EASTSIDE AVENUE CLOSED FRONTS 75 FEET ON THE EASTERLY SIDE OF SOUTH ELEVENTH STREET AND RUNS BACK BETWEEN PARALLEL LINES 161 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CYRILLA ARTIS BY DEED FROM GROVER N. BENNETT, SR. AND RANKIN P. BENNETT, OF RECORD IN BOOK 10125, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **521 SOUTH 11TH AVENUE, 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 **30th day of June, 2005.**

Cyrilla Artis by Vienitta Jobe
CYRILLA ARTIS
By: VIENITTA JOBE, ATTORNEY-IN-FACT
Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 07/15/05 12:37 2 pgs
Fees:13.00 Taxes:240.50

20050715-0082389

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **VIENITTA JOBE,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **CYRILLA ARTIS**, by Power Of Attorney, who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of June, 2005**.

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 19, 2008