WARRANTY DEED

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

Davidson County DEEDWARR
Recvd: 07/15/05 16:12 1 pg
Fees:13.00 Taxes:371.85

20050715-0082673

STATE OF **Tennessee**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Karen L. Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2005.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: **MY COMMISSION EXPIRES: May 23, 2009**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Bryant	Karen L. Bryant	Map 59-05-0Parcel 108.00
(NAME)	(NAME)	
3017 Buena View Blvd.	3017 Buena View Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Sarah E Garrett*, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen L Bryant*, 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. 16 on the Plan of Buena Vista Estates, Section II, as of record in Plat Book 3842, Page 257, Register's Office for Davidson County.

Said Lot No. 16 fronts 80.0 feet on the southerly side of Buena View Boulevard and extends back between lines 153.9 feet on the east line and 157.9 feet on the west line to a deed line in the rear, measuring 85.3 feet thereon.

Being the same property conveyed to John Garrett, III, and wife, Sarah E. Garrett, by Corporate Warranty Deed from Imperial Corporation, filed of record on January 6, 1971 in Book 4471, Page 887, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3017 Buena View Blvd., Nashville, TN 37218
(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 28th day of June, 2005.

Sarah E. Garrett

STATE OF **Tennessee**
COUNTY OF **Davidson**

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: **MY COMMISSION EXPIRES: May 23, 2009**

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public