File No. [redacted]0082

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

LINDA V. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/22/05 11:18 2 pgs
Fees:13.00 Taxes:395.90
20050722-0085552

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael P. Northcutt	Michael P. Northcutt	Map 091-11-0
(NAME) 649 Old Hickory Boulevard	(NAME) 649 Old Hickory Boulevard	Parcel 212.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **William E. Isaacs**, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael P. Northcutt, and wife, Jennifer Northcutt, and David W. Duke, II, married, as tenants in common with expressed rights of survivorship**, 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, being part of Lots Nos. 1002, 1004, 1006, 1008, 1010 and 1012 of block No. 159, Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said county.

Said parts of Lots join and front together 50 feet on the west side of Fifty First Avenue, formerly Tenth Street, and extending back, between parallel lines, and with the southerly margin of Indiana Avenue, 150 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED from this conveyance is the following tract of land conveyed to Golden E. Hand and wife, Diane Hand of record 20010815-0088070, being described as follows:

Land in Davidson County, Tennessee being the easterly 10 feet of ally No. 1223 which was abandoned by Metropolitan Nashville Council, Bill No. 089-785, dated June 9, 1989. Said alley fronts 10 feet on Indiana Avenue.

Being part of the same property conveyed to William E. Isaacs Remodeling, Inc., and William E. Isaacs Contractors, Inc., by Warranty Deed dated July 29, 1983 of record in Book 6107, Page 159, and being all of the same conveyed to William E. Isaacs by Quitclaim Deed dated February 16, 2005 of record in Instrument No. 20050217-0018291, Register's Office, Davidson County, TN.

All matters shown on the plan of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

unimproved ☒

This is improved ☐ property, known as 713 51st Ave. N., Nashville, TN
(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 I am 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 I do further covenant and bind myself, my 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/our hand(s) this 21st day of July, 2005.

William E. Isaacs

STATE OF TENNESSEE

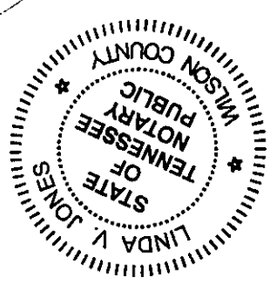
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William E. Isaacs, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of July, 2005.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: [redacted]0082

RETURN TO:

Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076