WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/27/05 08:40 2 pgs
Fees:13.00 Taxes:481.00

20050727-0087260

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JULY, 2005.

Notary Public

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9-20-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Suite 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Gilmer	Laura Gilmer	092-13-0 426.00
(NAME)	(NAME)	
3605 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

Joseph Green and wife, Diane Green,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Gilmer,

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:

Lot No. 160, and the westerly half of Lot No. 159 on the Map of Hortense Place as of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 160 and the westerly half of Lot No. 159 front together 75 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and run back between parallel line 150 feet to an alley.

Being same property conveyed to Joseph Green and wife Diane Green by Warranty Deed from Easter L. Gray, unmarried, dated June 28, 1995 of record in Book 9716, Page 494, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3605 Dakota Avenue, Nashville, TN 37209

(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 our hands this 25th day of July, 2005.

Joseph Green

Diane Green by Joseph Green attorney in fact
Diane Green

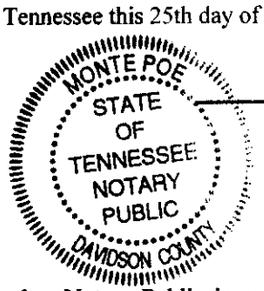
STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 25th day of July 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Joseph Green, married, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2005.

Commission expires: 9-20-08



Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joseph Green, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Diane Green, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Diane Green.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2005.

Commission expires: 9-20-08

Notary Public

