#10236

BOX 13

WARRANTY DEED

VICTOR HADELWOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 9, 20

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Wallace, Trustee of Woodlawn Trust	Richard Wallace, Trustee of Woodlawn Trust	119-1-237
(NAME)	(NAME)	
2223 Foster Ave.	4105 Lone Oak Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37205	
(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, Edythe M. Townsend and Santwon T. Townsend, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Wallace, Trustee of Woodlawn Trust, 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, TN. being Lot Number 170 on the Map of Overhill City and W. H. Fox's Subdivision of Block 14 and other blocks in Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for said County.

Included in this description but excluded from this conveyance is part of the hereinabove said lot 170 acquired by the State of Tennessee for highway purposes by deed of record in Book 6146, Page 204, Said Register's Office.

Being the same property as conveyed to Edythe M. Townsend by deed of record in instrument # 20000217001590l Registers office for Davidson County, TN. Further reference instrument # 20040806-0095051.

unimproved ☒

This is improved ☐ property, known as 2223 Foster Ave., Nashville, TN 37210
(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 28th day of July, 2005.

Edythe M. Townsend

Santwon T. Townsend

Davidson County DEEDWARR
Recvd: 08/05/05 14:34 2 pgs
Fees:13.00 Taxes:18.50

20050805-0092661

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edythe M. Townsend and Santwon T. Townsend with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2005.

Commission expires:

Victor Hazelwood Notary Public

VICTOR HAZELWOOD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 29 2009