File No. 250700264

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/05 12:14 2 pgs
Fees:13.00 Taxes:173.90
20050809-0094224

JULIA A. HIATT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 9.22.07

(AFFIX SEAL)

My Commission Expires SEPT. 22, 2007

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & L Homes, Inc.	B & L Homes, Inc.	072-10-0-164.00
(NAME)	(NAME)	
1413 Shelton Avenue	1413 Shelton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Barbara McKissack**, HEREINAFTER CALLED THE GRANTOR HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **B & L Homes, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, its SUCCESSORS 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 all of Lot No. 2, on the Plan of Map of Part of the Subdivision of The E. B. Rucker Land on Bronte Avenue, as shown by plat appearing of record in Plat Book 1130, Page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robert T. Butler and wife, Louise B. Butler by Warranty Deed dated July 19, 1968 and being all of the same property further conveyed to Harriett Louise Butler by Final Decree of Divorce dated August 27, 1974 of record in Book 7395, Page 561, and being the all of same property further conveyed to Barbara McKissack by Warranty Deed dated May 18, 2005 of record in Instrument No. 20050520-0056921, Register's Office for Davidson County, Tennessee. The said Louise B. Butler and Harriett Louise Butler are one and the same person.

All matters shown on the plan of record in Plat Book 1130, Page 20; all 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 2836 Bronte Ave., Nashville, TN 37216
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 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 GRANTEE, its successors 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 5th day of August, 2005.

Barbara McKissack

Barbara McKissack

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 Barbara McKissack, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of August, 2005.

Commission expires: ~~June 22, 2009~~ 9.22.07

JULIA A. HIRT
NOTARY ~~Linda V. Jones~~
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Notary Public
Julia A. Hirt

(seal)

File Number: [redacted]0264

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