WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/16/05 10:51 2 pg
Fees:13.00 Taxes:347.80
20050816-0096869

NOTARY PUBLIC STATE OF TENNESSEE JUSTIN TATUM DAVIDSON COUNTY, TN My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 280, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBERS
EVERETT NIEWOEHNER	SAME	**83-5-8**
(NAME)	(NAME)	
1017 SEYMOUR AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(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, **JANICE N. LEE AND HUSBAND, JIMMY G. LEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVERETT NIEWOEHNER AND WIFE, JANIE NIEWOEHNER**, 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 part of Lot no. 6 in the Division of the Estate of John Hobson, deceased, in the 11th formerly the 18th Civil District of said County, and described as follows: BEGINNING in the center of Seymour Avenue, 923 feet easterly from the easterly margin of Mcferrin Avenue; thence northerly and parallel with McFerrin Avenue; thence northerly and parallel with Mcferrin Avenue 179 feet to a point; thence at right angles and parallel with Seymour Avenue, easterly 50 feet; thence southerly and parallel with Mcferrin Avenue, 179 feet to the center of Seymour Avenue; thence with the center of said Avenue 50 feet to the beginning.

Being the same property conveyed to Janice N. Lee and husband Jimmy G. Lee by quitclaim deed from Janice N. Lee f/k/a Janice N. Henderson of record in Instrument No. 20010301-0019122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice N. Henderson, a single person by deed from Dorothy D. Beaty of record in Book 9246, Page 355, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1017 SEYMOUR AVENUE, NASHVILLE, TN 37206**

(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 **29th day of July, 2005.**

JANICE N. LEE

JIMMY G. LEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **JANICE N. LEE AND HUSBAND, JIMMY G. LEE** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of July, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008