WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/14/05 09:15 2 pgs
Fees:13.00 Taxes:116.55
20050914-0110433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Harold D Plemons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2005.

Tiffany R Addison
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Exp. March 2, 2008

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Plemons	Harold Plemons	081-10-0-214.00
(NAME) 1744 24th Av North	(NAME) 1744 24th Av North	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(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, Jackie Cox and Edward Chrismon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Plemons and Carolyn Plemons, 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 the northerly part of Lot No. 159 and the southerly part of Lot No. 160 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Book 161, Page 155, Register's office for said County.

Said Parts of Lot 159 and 160 fronts 40 feet, more or less, on the easterly side of 24th Avenue, North, and runs back between parallel lines, 150 feet, more or less, to an alley.

Being the same property conveyed to Richard Chrismon, Jr. and wife, Ruth O. Chrismon, by deed from William L. Allen, Sr., a widower, executed April 23, 1993 and recorded April 27, 1993, in Book 8926, Page 758, Register's Office for Davidson County, Tennessee. The said Richard Chrismon, Jr. having since testate on October 22, 2003, with the said Ruth O. Chrismon having predeceased him. Pursuant to the Last Will and Testament of Richard Chrismon, Jr. of record in Will Book 5537, Page 1325170, in the 7th Circuit Court for Davidson County, Tennessee, subject property was bequeathed to Jackie Cox and Edward Chrismon, as evidenced by Affidavait of Inheritance recorded March 4, 2005 in Instrument No. 20050304-0024019, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1744 24th Av North, 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 8th day of September, 2005.

Jackie Cox

Edward Chrismon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jackie Cox and Edward Chrismon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2005.

Commission expires:
March 21, 2009

Tiffany R. Addison
Notary Public

