WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/05 08:12 2 pgs
Fees:13.00 Taxes:240.50
20050915-0110855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Sandra G. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

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
Sandra G. Harris	Sandra G. Harris	092-03-0-247.00
(NAME)	(NAME)	
1035 Dr. D B Todd Jr Boulevard	1035 Dr. D B Todd Jr Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, Betty G. King, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra G. Harris, 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:

Being the north one-half of Lot No. 2 on the Map of Harding Subdivision of Lot 5 of the Harding Lytle Tract, as of record in Book 57, page 28, Register's Office for said County.

Said part of said Lot fronts 30 feet on the west side of 18th Avenue North and extends back 158 feet, more or less, on the north line, and 162 feet, more or less on the south line, to an alley on which it measures 29-9/10 feet.

Being the same property conveyed to J. W. King, Jr, and wife, Betty G. King by deed from Nathine Gilmore Batts and husband, Daniel D. Batts of record at Book 4332, page 182 and filed for record on May 12, 1969, Register's Office of Davidson County, Tennessee. The said J. W. King, Jr. Having since died.

unimproved ☐

This is improved ☒ property, known as 1035 Dr. D B Todd Jr Boulevard, Nashville, TN 37208

(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 my hand this 13th day of September, 2005.

Betty G. King
Betty G. King

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Betty G. King, the within named bargainor, 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, at office, this 13th day of September, 2005.

Witness my hand and official seal at Nashville, Tennessee this 13th day of September, 2005.

Commission expires: March 21, 2009

Tiffany R. Addison
Notary Public

