WARRANTY DEED

When Recorded Return to

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Chekita D. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Regina E. Johnson
Notary Public

MY COMMISSION EXPIRES: May 24, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/16/05 09:04 2 pgs
Fees:13.00 Taxes:388.50

20050916-0111390

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chekita D. Perkins	Chekita D. Perkins	92-6-499
(NAME) 2602 Booker Street	(NAME) 2602 Booker Street	
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) 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, **Choice Investments, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chekita D. Perkins, unmarried,** 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 Lot Number 88, on the Plan of Faulconer and Ashcraft's Subdivision of Lot Number's 18 and 19 in the Boyd McNairy Tract, of record in Plat Book 57, Page 121, said Register's Office.
Said Lot Number 88 fronts 36 feet on the northerly side of Booker Street, formerly Hamilton Street, and runs back between parallel lines, 106 feet to an alley.

Being the same property conveyed to Choice Investments, LLC, by QuitClaim Deed, from Ken Parrish a/k/a Kenneth G. Parrish and wife, Julie K. Schuffman, dated July 8, 2004 and filed for record on July 9, 2004 in Instrument Number 20040709-0081859, Register's Office for Davidson County, Tennessee.
Also Being the same property conveyed to Ken Parrish by Quitclaim Deed from B.I.C. Investments, Inc. dated April 1, 2000 and filed for record on February 13, 2001 in Instrument Number 20010213-0013679, Register's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO: Taxes for 2005 and subsequent years, which have been prorated , Grantee to pay; all matters on the plat recorded or unrecorded; any and all easements, right-of-ways, setback , covenants and restrictions, zoning regulations, etc., of record in the Registers Office for said County.

unimproved ☐
This is improved ☒ property, known as 2602 Booker Street, 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 31st day of August, 2005.

Choice Investments, LLC

By: Jimmy Kenaum, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public with and for the State and County aforesaid, personally appeared **JIMMY KENAUM**, with whom I am personally acquainted and who upon his/their oath acknowledges himself/themselves to be the **CHIEF MANAGER** of Choice Investments, LLC, the within named bargainor, and that as such **CHIEF MANAGER** being authorized to do so, executed the foregoing instrument for the purposes contained thereto.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of September, 2005.

Commission expires: May 24, 2008

Regina E. Johnson

Notary Public

REGINA E. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008