1977

WARRANTY DEED

BETH TRIPLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of September, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return to: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoyt Bell Family Limited Partnership	Katy Zuccarello	92-13-244
(NAME)	(NAME)	
3807 Nevada Ave.	2908 Overlook Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37212	
(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, Hollace R. McKinley and wife, Myrna McKinley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hoyt Bell Family Limited Partnership, 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 Block No. 30 on the Map of Charlotte Park Company's Second Addition Extended, as of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at the southerly margin of Nevada, formerly 3rd Avenue, 150 feet westerly from the westerly margin of 38th Avenue North (formerly "A" Street; running thence westerly with the southerly margin of Nevada Avenue 50 feet; thence southerly and parallel with 38th Avenue North 150 feet to the northerly margin on an alley; thence easterly with the northerly margin of said alley 50 feet; thence northerly and parallel with 38th Avenue North 150 feet to the beginning.

Being the same property conveyed to Hollace R. McKinley and wife Myrna McKinley by Warranty Deed dated July 27, 2005 from Glenn Preston, of record in Instrument No. 20050729-0088909, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3807 Nevada Ave., Nashville, TN 37209

(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.

Davidson County DEEDWARR
Recvd: 10/03/05 14:19 2 pgs
Fees:13.00 Taxes:262.70

20051003-0118584

Witness our hands this 21 day of September, 2005.

Hollace R. McKinley

Myrna McKinley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hollace R. McKinley and wife, Myrna McKinley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: May 28, 2006

Beth Triplett Notary Public

