20042886

TN

WARRANTY DEED

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 11/26/05

STATE OF
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

Prepared by: Angie Cooper

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn D. Shelton	Lynn D. Shelton	072.10-0-267.00
(NAME)	(NAME)	
2311 Scott Avenue	2311 Scott Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(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, **Roger W Evans, and wife Gloria A Evans**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn D. Shelton**, 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 parts of Lots 1, 2, and 3 on the Plan of Montgomery Heights, as of record on Book 332, page 47, Register's Office for said County.

Said property fronts 100 feet on the Easterly margin of Scott Avenue and extends back between lines, 150 feet to a dead line on which it measures 95 feet. The Northeasterly corner of said property is located on the Easterly margin of Scott Avenue, at a point 65 feet South of the point where the Easterly margin of Scott Avenue intersects the Southerly margin of Litton Avenue.

Being the same property conveyed to Roger W Evans, and wife Gloria A Evans from Cristi Scott, as Clerk and Master of the Chancery Court of Nashville by a deed dated August 18, 2004 and recorded August 19, 2004 in Instrument no. 200408190100149 in the Davidson County Recorder's Office.

Being the same property conveyed to Willie Lee Hambrick from Thomas Milton Hambrick, Jr. by warranty deed dated May 22, 1973 and recorded May 29, 1973 in Book 4711, Page 607 in Davidson County Recorder's Office.

Parcel No: 072.10-0-267.00
Property address: 2311 Scott Avenue, Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 10/05/05 10:19 2 pg:
Fees:13.00 Taxes:425.50

20051005-0119849

The property described herein is subject to:

1. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee being parts of Lots 1, 2, and 3 on the Plan of Montgomery Heights, as of record on Book 332, page 47, Register's Office for said County. Said property fronts 100 feet on the Easterly margin of Scott Avenue and extends back between lines, 150 feet to a dead line on which it measures 95 feet. The Northeasterly corner of said property is located on the Easterly margin of Scott Avenue, at a point 65 feet South of the point where the Easterly margin of Scott Avenue intersects the Southerly margin of Litton Avenue.

unimproved ■

This is improved ☑ property, known as 2311 Scott Avenue, Nashville, TN 37216

(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 30th day of September, 2005.

Roger W. Evans

Gloria A. Evans

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 Roger W. Evans and wife, Gloria A. Evans 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2005.

Commission expires: May 28, 2006

LaTreece McAdoo Notary Public

LaTreece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006