WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 14:42 2 pgs
Fees:13.00 Taxes:203.50

20051005-0120208

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-25-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin L. Espinosa	Martin L. Espinosa	082-07-0-056.00
(NAME)	(NAME)	
3409 Fair Meade Drive	3409 Fair Meade Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, I, **Estate of Clara B. Davenport Ludlow, By: Clyde Davenport, Executor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martin L. Espinosa and wife, Renita J. Weems**, 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 No. 103 on the Plan of Dr. V.S. Lindsley's Addition to Edgefield now East Nashville, of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Said Lot 103 fronts 50 feet on the westerly side of Stockell Avenue, formerly Vansinderen Street, and runs back between parallel lines 184 feet 3 inches to an alley.

Being the same property conveyed to Raphael Ludlow and wife, Clara B. Davenport Ludlow by deed from Dewey W. Pedigo, Trustee, of record in Book 4249, page 131, dated July 5, 1968, Register's Office for Davidson County, Tennessee.

AND FURTHER

Being the same property conveyed to Clara B. Davenport Ludlow by death of husband, Raphael Ludlow; Raphael Ludlow having died on August 13,1989.

AND FURTHER

Being the same property conveyed to the Estate of Clara B. Davenport Ludlow, by death of Clara B. Davenport Ludlow; Clara B. Davenport Ludlow having died on June 15, 2005.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 25; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 806 Stockell St., Nashville, TN 37027
(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 24th day of August, 2005.

Estate of Clara Ludlow

By: Clyde Davenport
Clyde Davenport, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clyde Davenport, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of August, 2005.

Bryan D. Spicer
Notary Public

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires:
10/05/08