WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF OCTOBER, 2005. Notary Public MY COMMISSION EXPIRES: ~~November 25, 2006~~ 1/24/09 (AFFIX SEAL)
SIDWELL & BARRETT, P.C. 121 1st Avenue South, Suite 200 Franklin TN 37064	

SUSAN BURKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucia Carvelli	New owner	
(NAME)	(NAME)	103-3-253
124 49th Avenue North		
(ADDRESS)	(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, **KATHERINE W. DAVIS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCIA CARVELLI, 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 No. 6, Block No. 20 on the Map of Sylvan Park, as of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 60 feet on the southerly side of Nebraska, formerly 8th Avenue, and runs back on parallel lines with the easterly margin of 49th Avenue North, formerly 8th Street, 160 feet to an alley.

Being the same property conveyed to Lonnie J. Davis and wife, Katherine W. Davis by deed from Glenn Jackson Jakes, Jr., single, of record in Book 5014, page 786, Register's Office for Davidson County, Tennessee. The said Lonnie J. Davis having since died.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee; (b) Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7133, page 205, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4811 Nebraska Avenue, 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.

Davidson County DEEDWARR
Recvd: 10/17/05 14:13 2 pgs
Fees:13.00 Taxes:662.30
20051017-0125068

Witness my hand this 11th day of October, 2005.

Katherine W. Davis

Katherine W. Davis

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 Katherine W. Davis , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2005.

Commission expires: November 25, 2006

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

Amy Adams Gowan

Amy Adams Gowan Notary Public