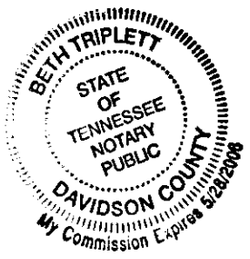
Box 186

2018

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McCulloch	American Home Mortgage	95-4-199
(NAME)	(NAME)	
128 Spring Valley Road	P.O. Box 660029	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75266-0029	
(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, Jeanette D. Aldridge, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David McCulloch, 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:

Being the North 75 feet of Lot No. 40 on the Map of Bluefields, of record in Book 843, Page 34, Register's Office for said County.

Said Part of said lot fronts 75 feet on the Westerly side of Spring Valley Road and runs back between parallel lines 259.2 feet to dead line in the rear.

Being the same property conveyed to James Madison Shelton and wife, Beatrice D. Shelton by Warranty Deed dated April 2, 1970 from James Madison Shelton, of record in Book 4409, Page 692, Register's Office for Davidson County, Tennessee. The said James Madison Shelton having predeceased Beatrice D. Shelton and said property having passed to her by operation of law. The said Beatrice D. Shelton and Gladys Beatrice Dreaden Shelton are one and the same person, and she became deceased on April 20, 2004, leaving a Last Will and Testament which has been filed in the Probate Court for Davidson County, Tennessee, Case No. 04P-1742, wherein she specifically devises the foregoing described real property to Jeanette D. Aldridge.

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

unimproved ☐

This is improved ☒ property, known as 128 Spring Valley Road, Nashville, TN 37214

(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: 10/20/05 15:38 2 pgs
Fees:13.00 Taxes:471.01

20051020-0126872

Witness my hand this 19th day of October, 2005.

Jeanette D. Aldridge

Jeanette D. Aldridge

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 Jeanette D. Aldridge, 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 19th day of October, 2005.

Commission expires: May 28, 2006

Beth Triplett

Beth Triplett Notary Public

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