BOX 13
10572

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006~~. 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethel Wood	Bethel Wood	91-6-170
(NAME) 1111 N 57th Avenue	(NAME) 2121 Hwy 12 S. Unit 95	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Ashland City Tn 37015	
(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, James E Daniels and wife Annie D Daniels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bethel Wood, 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 Lot No. 7 on the Map of West Park Addition No. 2 of record in Book 2330, Page 63, Register's Office for said County.

Said Lot No. 7 fronts 52 feet on the easterly side of 57th Avenue North and runs back 171.2 feet on the north line and 183 feet on the south line to a dead line measuring 54 feet.

Being the same property conveyed to James E. Daniels and Annie D. Daniels, by deed of record in Book 2495, Page 335, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James E. Daniels by Shirley A. Wood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Book 103, Page 34-36, in the Register's Office for Cheatham County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1111 N 57th Avenue, 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: 10/25/05 14:40 2 pgs
Fees:13.00 Taxes:148.00

20051025-0128830

Witness our hands this 7th day of October, 2005.

James E. Daniels by Shirley A. Wood Attorney in Fact
James E Daniels

& Annie D Daniels
Annie D Daniels

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 Annie D. Daniels 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 purpose therein contained.

Witness my hand and official seal in Nashville, Tennessee, this the 7th day of October, 2005.

Heidi Jo Clayton
Notary Public

Commission expires 5/28/06

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of October, 2005, before me personally appeared Shirley A. Wood, the person who executed the foregoing instrument on behalf of James E. Daniels and who acknowledged that she executed the same as the free act and deed of the said James E. Daniels, through Power of Attorney granted her by the said James E. Daniels

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2005.

Commission expires: ~~May 28, 2006~~
7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County