WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/05 13:02 2 pgs
Fees:13.00 Taxes:140.60

20051031-0131251

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$38,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: [illegible] 25, 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN J. CZERNOCZKY	JOHN J. CZERNOCZKY	**105-16-266**
(NAME)	(NAME)	
2204 DUNN AVENUE	804 CARLYLE PLACE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	NASHVILLE, TN 37211	
(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, **ERIC L. SOX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN J. CZERNOCZKY, a single person**, 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. 16 ON THE PLAN OF CORINNE PLACE RESUBDIVISION OF LOT NO. 137, PAGE 158, AS OF RECORD IN BOOK 3700, PAGE 43, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF DUNN AVENUE AT THE CORNER OF LOTS NOS. 15 AND 16; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTERLY 157.74 FEET TO THE EASTERLY RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH THE SAME, NORTHERLY 89.93 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SAME, EASTERLY 124.18 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 20 FEET, SOUTHEASTERLY 29.08 FEET TO THE WESTERLY MARGIN OF DUNN AVENUE; THENCE WITH SAME SOUTHERLY 54.02 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ERIC L. SOX BY DEED FROM SAMUEL F. ANDERSON, TRUSTEE OF RECORD IN INSTRUMENT NO. 20050819-0098943 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **2204 DUNN AVENUE, NASHVILLE, TN 37211**

(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 **25TH day of October, 2005.**

ERIC L. SOX

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ERIC L. SOX** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **25TH day of October, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public