WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/05 14:59 2 pgs
Fees:13.00 Taxes:677.10

20051115-0138152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 7th~~ day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-26-07
(AFFIX SEAL)

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Capital Title and Escrow, LLC
2525 West End Ave. Ste 930
Nashville, Tennessee 37023

D-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Kinsolving.	Same	61-15-65
(NAME)	(NAME)	
1130 McAlpine Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Timothy L. Oldham, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Kinsolving, unmarried, HEREINAFTER CALLED THE GRANTEE, 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 parts of Lots Nos. 8 and 10 on the Map of Kennedy & Graves' Subdivision of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of McAlphine Ave, at the common corner of Lots 6 and 8, thence with the line between said lots, southerly 388.5 feet to a point which is 11 feet east of an old fence line; thence along the rear line of Lot 8, easterly 104.1 feet to a point which is 9 feet west of the corner of Lots 8 and 10; thence northerly 235.8 feet to the southeast corner of the property conveyed to Elma Collier by deed from Charles R. Knight and wife, of record in Book 1717, page 108, said Register's Office; thence westerly along Collier's westerly line, 150 feet to a point in the center line of McAlphine Avenue; thence with the center line of same, westerly 77.5 feet to the beginning.

Being the same property conveyed to Timothy L. Oldham, by deed from E. R. Kilgore and wife, Pauline H. Kilgore, of record as Instrument No. 2000083-00085974, dated August 14, 2000, said Register's office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1130 McAlpine Ave, Nashville, TN 37216

(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 our hands this 7th day of November, 2005.

Timothy Oldham

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 Timothy L. Oldham, unmarried, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Commission expires: 6-26-07

Notary Public

KRIS MORSS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

RETURN TO:

Capital Title and Escrow, LLC
2525 West End Ave.
Ste. 930
Nashville, TN 37203