WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Tonia Mentlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2006.

Tiffany R. Addison
(Notary Public)

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Exp. March 21, 2008

Davidson County DEEDWARR
Recvd: 01/10/06 15:51 2 pgs
Fees:13.00 Taxes:395.53
20060110-0003895

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonia Mentlow	Franklin American Mortgage	105-04-21
(NAME)	(NAME)	
25 Perkins Street	501 Corporate Centre Drive Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Franklin, TN 37067	
(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, Metropolitan Development and Housing Agency, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonia Mentlow, and husband, Walter Mentlow, Jr., 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:

SEE ATTACHED EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 25 Perkins St., Nashville, TN 37210
(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 5th day of January, 2006.

Metropolitan Development and Housing Agency

By:
Metropolitan Development and Housing Agency

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Metropolitan Development and Housing Agency, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2006.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

V. JEAN MERKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

V. Jean Merkle
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being the westerly 50 feet front and 62 feet rear of Lot No. 433 on the Plan of Maury and Claiborn's Addition to South Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County. Said part of Lot No. 433 fronts 50 feet on the southerly side of Perkins Street and runs back 117 feet to an alley.
Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, by deed from E. HUTCH CARLOCK, of record as Instrument No. 20021011-0124960, dated October 10, 2002, said Register's Office.