WARRANTY DEED

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Veronica Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2006.

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Huddleston	Charles Huddleston	081-11-508..00
(NAME) 1624/1626 14th Avenue North	(NAME) 1624/1626 14th Avenue North	081-11-509.00
(ADDRESS) Nashville, TN	(ADDRESS) Nashville, TN	
(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, Henrie B. Dixon, a widow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Huddleston, 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:

TRACT 1:
Land in Davidson County, Tennessee, being the northerly 33 ½ feet on Lot No. 201 in D. T. McGavock and Other's Addition to Nashville, known as the Addition to the Town of McGavock as of record in book 21, Page 41, Register's Office for said County.

Said part of the said Lot No. 201 fronts 33 1/3 feet on the easterly side of 14th avenue North and runs back between parallel lines, 170 feet to an alley.

TRACT 2:
Land in Davidson County, Tennessee, being the Middle Part and Middle 33 ½ of Lot 201 in D. T. McGavock's and Others Addition to Nashville, known as The Addition to the Town of McGavock, a plan of which is of record in Book 21, page 41, Register's Office for said County.

Said middle part of said part of said Lot No. 201 fronts 33 1/3 feet on the East side of 14th Avenue North, formerly Alberta street of Avenue and extends back eastwardly between parallel lines, 170 feet to an alley.

The legal description contained in herein is the same as the previous deeds of record.

Being the same property conveyed to V. H. Dixon and wife, Henrie B. Dixon by deeds of record in Book 4036, Page 388 and Book 4053, Page 948, Register's Office for Davidson County, Tennessee. The said V. H. Dixon having since died leaving all right, title and interest to Henrie B. Dixon.

unimproved ☐

This is improved ☒ property, known as 1624/1626 14th Avenue North, Nashville, TN
(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: 02/03/06 13:50 2 pgs
Fees:13.00 Taxes:37.00
20060203-0013841

Witness my hand this 1st day of February, 2006.

Henrie B. Dixon

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 V. H. Dixon and wife, Henrie B. Dixon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 1st day of February, 2006.

Commission expires:

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires JUNE 8, 2009

Notary Public