WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/06 09:20 2 pg:
Fees:13.00 Taxes:357.05

20060208-0015462

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Rachel Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2006.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0637

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley B. Pinson	NEW OWNER	083-01-0 219.00
(NAME)	(NAME)	
1042 Granada Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Roy D. Mitchell and wife, W. Yvonne Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley B. Pinson and Marvin Frank Pinson III, 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 part of Lot No. 3 on the plan of W.H. Hyronemous Addition as of record in Book 161, Page 174, Register's Office for said county, and part of Lot No. 8 in the division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 383, Circuit Court for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Granada Avenue, formerly Bailey Avenue, 145.6 feet westwardly from the Gallatin Pike, as widened: running thence southwardly parallel with the westerly margin of the Gallatin Pike 120 feet, more or less, to the southerly margin of the lot conveyed by Thos. S. Weaver, Clerk and Master, to Lula A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence westwardly along the southerly margin of said last mentioned lot, 50 feet to the southwest corner of the same; thence northwardly parallel with the westerly margin of The Gallatin Pike 119 feet to a point in the southerly margin of the Granada Avenue; thence eastwardly along the margin of said Granada Avenue 50 feet to the beginning.

BEING all of the same property conveyed to Roy D. Mitchell and wife, W. Yvonne Mitchell by Warranty Deed dated March 24, 1989 from Northside Associates, Ltd. of record in Book 7808, Page 733, Register's Office for Davidson County, Tennessee.

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 1042 Granada Ave., Nashville, TN 37206
(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 3rd day of February, 2006.

Roy D. Mitchell

W. Yvonne Mitchell

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 Roy D. Mitchell and W. Yvonne Mitchell 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, Tennessee this 3rd day of February, 2006.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027