WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/06 10:08 2 pgs
Fees:13.00 Taxes:314.50

20060405-0038864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$85,000.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $85,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2006.

NOTARY PUBLIC

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: September 17, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Security Escrow & Title Company, 1005 8th Avenue South
Suite 104
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Alford	Helen Alford	071080402000
(NAME)	(NAME)	
328 Queen Ave.	328 Queen Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(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, William T. Primm, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen Alford and husband, Howard Alford, 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 328 Queen Ave., Nashville, TN 37207
(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 31st day of March, 2006.

William T. Primm

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2006, before me, personally appeared William T. Primm, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2006.

Commission expires: September 17, 2007

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Anthony Ellis
Notary Public

EXHIBIT A

Being Lot No. 2 on the Plan of Easterling Subdivision of record in Plat Book 6200, Page 442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

BEING THE SAME PROPERTY conveyed to William T. Primm by deed dated 11/29/96 of record in Book 10274, page 269, in the aforesaid Register's Office.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 328 Queen Avenue, Nashville, Tennessee 37207. FOR INFORMATIONAL PURPOSES ONLY.

TAX ID# 07108040200

An ALTA 8.1 & 9 will be issued on the Final Policy.

W.P.