WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/06/06 08:22 2 pgs
Fees:13.00 Taxes:236.06

20060406-0039356

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,798.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.
(AFFIX SEAL)

SHANNA RAY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Peters-Thomas, DBA Classic Renovations and Amy Georgiades	Deborah Peters-Thomas, DBA Classic Renovations and Amy Georgiades	Map 72-13
(NAME) 1125 Douglas Avenue	(NAME) 6009 Ridge Farm Place	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	Parcel 420
(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, Richard Elmer Pirtle and wife, Shirley L. Pirtle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Peters-Thomas, D/B/A Classic Renovations, and Amy Georgiades, 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 the easterly ½ of Lot No. 6 on the map of Sharp & Horn's 4th Addition, as shown of record in Plat Book 161, Page 172, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said part of lot fronts 50 feet on the northerly side of East Douglas Avenue and runs back between parallel lines, along the westerly margin of an ally, 170 feet to an ally in the rear.

Being the same property conveyed to Richard Elmer Pirtle and wife, Shirley L. Pirtle by Deed from Sammy B. Sanders and wife, Pamela Sue Sanders, filed for record 3/26/79 in Record Book 5409, Page 788, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, Page 172, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1125 Douglas Avenue, 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 April, 2006.

Richard Elmer Pirtle

Richard Elmer Pirtle

Shirley L. Pirtle

Shirley L. Pirtle

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Richard Elmer Pirtle and wife, Shirley L. Pirtle, the within named 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 purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 3rd day of April, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Shanna Ray Notary Public