WARRANTY DEED

(2)

Davidson County DEEDWARR
Recvd: 04/12/06 10:14 2 pgs
Fees:13.00 Taxes:251.60
20060412-0041955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy Ring	Tommy Ring	81-16-0/566.00
(NAME)	(NAME)	
1881 Evergreen Rd	Same	
(ADDRESS)	(ADDRESS)	
Thompson Station, 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, **Vincent Smith, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tommy Ring** _____, 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 lot no 4 in the subdivision of Narcisse Smith property, plan not of record and known as 1005 11th Ave north Nashville, TN and described as follows:

Beginning on the westerly margin of 11th Ave north formerly Cumberland St 60 feet northerly from the northerly margin of Jackson St being the corner of lots 3 and 4 thence with the westerly margin of said Ave northerly 60 feet to the corner of lots 4 and 5; thence with the line between lots 140 feet to the easterly margin of an alley; thence with the easterly margin of alley southerly 40 feet to the corner of lots 3 and 4; thence easterly with the line between said two lots 140 feet to the beginning.

Being the same property conveyed to Vincent Smith from Larry Shelton by Deed dated January 31st, 2002 and filed for record in Instrument No. 20020205-0015841 Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulation, building restrictions, setback lines if any and any and all easements for public utilities.

The 2006 County Taxes have been prorated and assumed by the Grantee.

Subject to any and all matters appearing in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1005 11th Avenue North, Nashville, TN 37208

(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 7th day of April, 2006.

Vincent Smith Larry Shelton
Vincent Smith, by Larry Shelton, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of April, 2006, before me personally appeared Larry Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vincent Smith, and who acknowledged that he executed the same as the free act and deed of the said Vincent Smith by vitue of that Power of Attorney, duly executed by the said Vincent Smith and appearing of record in Instrument No. _____ of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs

Judith C. Jacobs Notary Public

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

* 20060412 - 0041954