Davidson County DEEDWARR
Recvd: 04/19/06 12:15 2 pgs
Fees:13.00 Taxes:931.94

20060419-0044800

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,875.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jeffrey Corle	Jeffrey Corle	082-07-0
1413 Acklen Avenue	1413 Acklen Avenue	GROUP
Nashville, Tennessee 32712	Nashville, Tennessee 37212	PARCEL 349.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty One Thousand Eight Hundred Seventy Five Dollars and Zero Cents ($251,875.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Estifanos Tesfay, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey Corle, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING a lot or parcel of land in Northeast Nashville being a part of the John W. Bryan property described as follows:

BEGINNING on the northerly margin of Grace Avenue 100.0 feet easterly from the easterly margin of Meridian Street, running thence northerly and parallel with Meridian Street 165.0 feet to the southerly margin of an alley; thence easterly along said alley 80.0 feet; thence southerly and parallel with Meridian Street 165.0 feet to the northerly margin of Grace Avenue; thence westerly with the northerly margin of said Avenue 80.0 feet to the beginning.

BEING the same property conveyed to Estifanos Tesfay by deed dated April 4, 2003, from John G. Brevard and wife, Donna Brevard, of record as Instrument No 20030408-0046596 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 305 Grace Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 14th day of April, 2006.

Estifanos Tesfay

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Estifanos Tesfay, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

