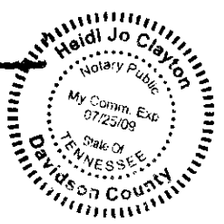
WARRANTY DEED

BOX 13
11173



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$103,500.00~~

Affiant

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

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald Maye	Reginald Maye	80-4-17
(NAME)	(NAME)	
1800 Manchester	1800 Manchester	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Geneva Craft, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Reginald Maye, 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: *unmarried

Being Lot No. 8 on the Plan of Waukee Heights, as of record in Book 2083, page 108, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Old Hydes Ferry Road, at the corner of Lots 7 and 8; thence with said Road, northwestwardly 83.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 30.4 feet to the southeasterly margin of Manchester Avenue; thence with said Avenue, northeastwardly 87.5 feet to the corner of lots Nos. 8 and 9; thence with the line between said two lots southeastwardly 150.4 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots, southwestwardly 156.5 feet to the beginning.

Being the same property conveyed to George F. Craft and wife, Geneva Craft , by deed of record in Book 2538, Page 627, Register's Office for Davidson County, Tennessee. George F. Craft having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1800 Manchester, Nashville, TN 37218

(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.

Davidson County DEEDWARR
Recvd: 05/01/06 15:44 2 pgs
Fees:13.00 Taxes:382.95

20060501-0050018

Witness my hand this 7th day of April, 2006.

Geneva Craft

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geneva Craft with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

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

Commission expires:

Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp. 07-25-09 State Of TENNESSEE Davidson County