WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 11:59 2 pgs
Fees:13.00 Taxes:444.00
20060503-0051171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: March 21, 2009.
(AFFIX SEAL)

TIFFANY R. ADDISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio Ervin	Navy Federal Credit Union	83-5-426
(NAME)	(NAME)	
1506 Eastland Ave.	P.O. Box 3326	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Merrifield, TN 22119	
(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, Millicent Ann Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Millicent Ann Smith For Life, then to Antonio Ervin, 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:

Land in Davidson County, Tennessee, being Lot No. 2 and the westerly 14 feet of Lot No. 3 on the Map showing Olivia W. Sharpe's 2nd Addition to Nashville, as of record in Book 421, page 176, Register's Office for Davidson County, Tennessee. Said Lot No. 2 and the westerly part of Lot No. 3 front together 85 feet on the southerly side of Eastland Avenue and runs back between parallel lines 196.5 feet on the west line and 200 feet, more or less, on the east line to an alley and shows 85 feet on said alley.

Being the same property conveyed to Addie Alexander, by deed of record in Book 5713, page 276, said Register's Office, the said Addie Alexander having since died leaving Millicent Ann Alexander and Emaryne Alexander as her only surviving heirs at law. The said Emaryne Alexander having conveyed her interest to Millicent Ann Alexander n/k/a Millicent Ann Smith, by deed of record in Book 6159, page 819, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1506 Eastland Ave., 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 my hand this 27th day of April, 2006.

Millicent Ann Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Millicent A. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 2006.

Commission expires: March 21, 2009

Andre Johnson Notary Public

