WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/06 08:59 2 pgs
Fees:13.00 Taxes:137.64

20060504-0051714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,200.00

Gaye Lambert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MAY, 2006.

Shanna Ray
Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
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
Mark LePera	Mark LePera	Map 82-3
(NAME)	(NAME)	
1118 Pennock Avenue	Same	
(ADDRESS)	(ADDRESS)	Parcel 281
Nashville, TN 37207		
(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, **Mary A. Taylor-Moore**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark LePera**, 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. 17 on the Map of Crutcher Bros. Subdivision of a part of the Lucy H. Lindsley Property, as shown of record in Plat Book 161, Page 158, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 17 fronts 50 feet on the westerly side of Pennock Street and runs back between parallel lines 150 feet to an alley.

Subject to a Sanitary Sewer Easement as shown of record in Book 4479, Page 572, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Jefferson Smith, unmarried, by Deed from Billy W. Brown, unmarried, filed for record 07/21/97 in Book 10535, Page 746, Register's Office for Davidson County, Tennessee. James Jefferson Smith, having died intestate on May 21, 2005, leaving Jane E. Brooks, Sarah H. Taylor, Mary J. Easley, and Mary A. Moore, as his sole surviving heirs. Affidavit of Heirship filed for record as Instrument No. 20060504-0051712, Register's Office for Davidson County, Tennessee, and Quitclaim Deed filed for record as Instrument No. 20060504-0051713, Register;s Office for Davidson County, Tennessee. Further reference is heremade to Instrument No. 20060426-0047465, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1118 Pennock Avenue, Nashville, TN 37207

(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 1st day of May, 2006.

Mary A. Taylor-Moore

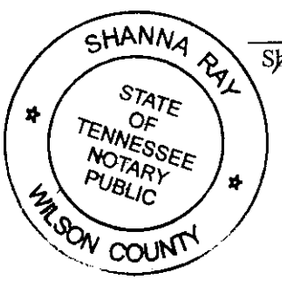
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Mary A. Taylor-Moore, 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 Nashville, Tennessee this 1st day of May, 2006.

Commission expires: October 26, 2008



Shanna Ray Notary Public