RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Davis	Bank of America, N.A.	
(NAME)	(NAME)	
1809 Russell Street	9000 Southside Blvd.	Map 83-14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jacksonville, FL 32256	Parcel 72.00
(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, I, **ROBERT THOMAS**, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER DAVIS**, UNMARRIED, hereinafter called the Grantee, her 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. 86 of Block "E" on the Plan of the subdivision of the Priest Home Place, as of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 50 feet on the Northerly side of Russell, formerly Ruth Street, and extends back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Robert Thomas, unmarried, by deed from Donald Lee Hooper, Sr., an unmarried man, of record in Instrument No. Instrument No. 20050728-0088247, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1809 Russell Street, Nashville, TN 37206

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, 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, 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.

Davidson County DEEDWARR
Recvd: 05/04/06 11:04 2 pgs
Fees:13.00 Taxes:821.40

20060504-0051921

Witness my hand this 28th day of April, 2006.

Robert Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee on this 28th day of April, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. Exp. 5/23/06