WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/06 14:42 2 pgs
Fees:13.00 Taxes:185.00

20060509-0054480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2006.

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
Kevin Hindman	Kevin Hindman	Map 81-11
(NAME)	(NAME)	
1612 17th Avenue N	P.O. Box 1113	
(ADDRESS)	(ADDRESS)	Parcel 279
Nashville, TN	Dickson, TN 37056	
(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, **Joyce Locklayer**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Hindman**, 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 the southerly half of Lot No. 374 in McGavock Wetmore and Others Addition to Nashville, Tennessee, called The Addition To The Town Of McGavock, as shown of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
Said southerly half of Lot No. 374 fronts 50 feet on the easterly side of 17th Avenue North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joyce Locklayer by Deed from Mr. J. Robert Scales, Executor and Mrs. Marion Tharpe, Co-Executor, under the will of Mrs. Mamie Ross Johnson, deceased, filed for record 08/02/74 in Record Book 4810, Page 312, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 21, Page 41, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1612 17th Avenue N, Nashville, TN

(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 5th day of May, 2006.

Joyce Locklayer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Joyce Locklayer, 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 5th day of May, 2006.

Commission expires: October 26, 2008

Shanna Ray Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY