WARRANTY DEED

File Number: 60069

Davidson County DEEDWARR
Recvd: 05/26/06 10:38 2 pgs
Fees:13.00 Taxes:37.00
20060526-0062185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2006.

RACHEL L. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Perry	Same as new Owner	81-12-249.00
(NAME)	(NAME)	
1008A 32nd Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (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, Janie Nesbitt Bowers, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Perry, 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:

A Certain tract or parcel or land in Nashville, Davidson County, Tennessee, to-wit:

BEING the southerly on-half of Lot No. 351 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, Page 23, Register's Office for said County.

SAID part of Lot Nor 351 fronts 25 feet on the westerly side of Arthur formerly Wetmore Avenue, and runs between parallel lines, 150 feet to an alley.

Being the same property conveyed to Janie Nesbitt Bowers by deed from Willie Theresa Sowell and Herberlene Nesbitt Blair, dated August 25, 2002, of record in Instrument # 20020828-0104029,, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1517 Arthur Avenue, 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 25th day of May, 2006.

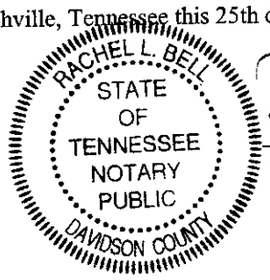
Janie Nesbitt Bowers

Janie Nesbitt Bowers

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 Janie Nesbitt Bowers, the bargainor(s), 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 purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 25th day of May, 2006.



Rachel Bell Notary Public

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009