McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$132,500.00~~ $133,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendrick Dorse	Kendrick Dorse	119-7-121
(NAME) 2514 Glenrose Avenue	(NAME) 2514 Glenrose Avenue	
(ADDRESS) Nashville, Tennessee 37210	(ADDRESS) Nashville, TN 37211	
(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, Sterling Gipson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendrick Dorse a single man, 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 on the Plan of Glenrose Acres (Resubdivision of Lots 1&3), as of record in Book 3842, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sterling Gipson, unmarried, by deed of record in Instrument No. 20060320-0031785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Sterling Gipson by Victor Hazelwood as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060602006 9400 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2514 Glenrose Avenue, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 06/12/06 09:51 2 pgs
Fees:13.00 Taxes:492.10

20060612-0069401

Witness my hand this 5th day of June, 2006.

Sterling Gipson by Victor Hazelwood, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 5th day of June, 2006, before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of Sterling Gipson and who acknowledged that he executed the same as the free act and deed of the said Sterling Gipson, through Power of Attorney granted he by the said ~~Victor Hazelwood.~~ Sterling Gipson

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2006.

Commission expires:

La Trece McAdoo

Notary Public

