6

WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 7 2509
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Jackson	BANK OF AMERICA, N.A.	72-10-223
(NAME) 1700 Northview Avenue	(NAME) 1400 BEST PLAZA DRIVE, SUITE 101	
(ADDRESS) Nashville, TN 37216	(ADDRESS) RICHMOND, VA 23227	
(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, Ragsdale & Kelley Construction, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Jackson, unmarried, 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, beginning at a point in the westerly margin of Northview Avenue 424 feet South of center line of Moneta Avenue, said point being the southeast corner of the property conveyed to Walter J. Edwards and wife, as of record in Book 1431, Page 341, said Register's Office; thence along Edwards south line westerly 146.4 feet more or less to a point in the east line of the right of way of the L & N Railroad; thence with the line of same southerly 70 feet more or less to a point which is the center Line of Otay Avenue extended; thence along the center line of said Avenue, South 86 degrees East 151.3 feet to the westerly margin of Northview Avenue; thence with the margin of same northerly 70 feet more or less to the beginning.

Being the same property conveyed to Ragsdale and Kelley Construction, LLC, by deed of record in Instrument No. 20031112-0165525, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1700 Northview Avenue, Nashville, TN 37216
(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: 07/05/06 12:15 2 pgs
Fees:13.00 Taxes:447.70

20060705-0080129

Witness my hand this 30th day of June, 2006.

Ragsdale & Kelley Construction, LLC

By: _____
Kenneth Kelley, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Kenneth Kelley with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Ragsdale and Kelley Construction, LLC a limited liability company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires:
7 2509

Heidi Jo Clayton
Notary Public

