(1)

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/10/06 14:38 2 pgs
Fees:13.00 Taxes:440.30

20060710-0082596

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-24-07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title & Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank D. Stevenson | Same | 93-16-0/373.00 |
| (NAME) | (NAME) | |
| 10 Decatur St. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (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, **Roland Spencer Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank D. Stevenson and wife, Lekita D. Stevenson**, 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(s) 21, Block C, as shown on the map entitled Hermitage Addition to South Nashville, or record in Plat Book 57, page(s) 42 and 43, 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 Roland Spencer, Jr by Warranty Deed from Emma Mary Dillard and Lena Elam dated September 21, 2005 and filed for record as Instrument No. 20060124-0008907, the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 57, page 42, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

The 2006 County Taxes have been prorated between the parties.

Subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights of wayfor public utilities.

unimproved ☐

This is improved ☒ property, known as 10 Decatur St., Nashville, TN 37210

(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 July, 2006.

Roland Spencer Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me Tabatha Edwards ; the undersigned, a Notary Public in and for said County and State, the within named Roland Spencer Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires: 11-24-07

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007