WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 08:54 2 pgs
Fees:13.00 Taxes:62.90

20060711-0082874

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008

(AFFIX SEAL)

SHAWNA 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
Clarence Powell	Clarence Powell	Map 71-15
(NAME)	(NAME)	
1231 N 2nd Street	1504 Litton Ave.	
(ADDRESS)	(ADDRESS)	Parcel 331
Nashville, TN 37207	Nashville, TN 37216	
(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, ~~Nathaniel Peete and~~ **wife, Willie Mae Peete**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Powell**, 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 Lot No. 80 on the Plan of The Benedict Land Company's subdivision of the Lindsley Tract, as shown of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nathaniel Peete and wife, Willie Mae Peete by Quitclaim Deed from W.E. Holman (DECEASED) and Charlotte Holman, filed for record June 9, 1998 in Record Book 10968, Page 967, Register's Office for Davidson County, Tennessee, and re-recorded July 29, 1998 in Record Book 11040, Page 559, Register's Office for Davidson County, Tennessee.

Nathaniel Peete having since died.

Subject to all matters as shown on plat of record in Plat Book 332, Page 40, Register's Office of Davidson County, Tennessee.

Subject to Metropolitan Property Standards Code Repair Inspection as shown of record as Instrument No. 20040803-0093113, Register's Office of Davidson County, Tennessee.

Subject to Notice of Vacated Property as shown of record as Instrument No. 20041103-0132482, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1231 N 2nd Street, Nashville, TN 37207

(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 our hands this 7th day of July, 2006.

Willie Mae Peete

Willie Mae Peete

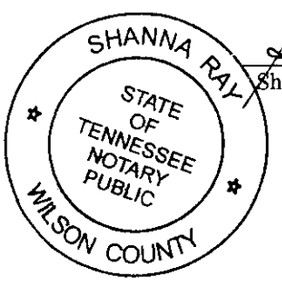
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Willie Mae Peete, 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 7th day of July, 2006.

Commission expires: October 26, 2008



Shanna Ray

Shanna Ray Notary Public