WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 08:59 2 pgs
Fees:13.00 Taxes:347.80

20060711-0082885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Delesia Jacoby
Affiant

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

Shanna Ray
Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT FORD	Scott Ford	83-13-349
(NAME)	(NAME)	
406 S 15TH STREET	169 Barker Rd.	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	Nashville, TN 37214	
(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, ***BRENDA TURNER***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***SCOTT FORD AND WIFE, LAURIE FORD***, 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:

See Attached Exhibit 'A' for Legal Description

BEING THE SAME PROPERTY CONVEYED TO BRENDA TURNER BY DEED FROM JOHN D. DENTON OF RECORD IN INSTRUMENT NO. 20040726-0088969 DATED JUNE 30, 2004 AND RECORDED JULY 26, 2004, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **406 S 15TH STREET, NASHVILLE, TN 37206**

(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 23rd day of June, 2006.

Brenda Turner
BRENDA TURNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **BRENDA TURNER** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

Witness my hand and official seal at Nashville, Tennessee this 7TH day of July, 2006.

Commission expires:

I. DYKE TATUM Notary Public

Exhibit 'A' – Legal Description

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING 40 FEET AND ONE INCH OFF THE NORTH SIDE OF BLOCK "X" OF THE SUBDIVISION OF THE LINDSLEY HOME PLACE IN THE OLD 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN PLAN BOOK 2, PAGE 92, CHANCERY COURT AT NASHVILLE.

SAID 40 FEET AND ONE INCH FRONTING ON THE WESTERLY SIDE OF 15TH STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS TO A DEAD LINE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, 120 FEET MORE OR LESS OFF THE REAR OF 40.1 FOOT LOT, MORE OR LESS, LOCATED ON THE WESTERLY SIDE OF 15TH STREET, SAID 40.1 FOOT BEING ON THE PLAN OF LINDSLEY HOME PLACE, AS OF RECORD IN PLAN BOOK NO. 2, PAGE 93, OF THE CHANCERY COURT AT NASHVILLE, TENNESSEE, AND BEING THE NORTHERLY 40.1 FEET OF LOT MARKED "X" ON SAID PLAN, SAID 120 FEET MORE OR LESS OFF THE REAR OF SAID 40.1 FOOT LOT IS DESCRIBED AS BOLLOWS:

BEGINNING AT A POINT, THE NW CORNER OF SAID LOT AND RUNNING SOUTHERLY ALONG THE EASTERLY MARGIN OF AN ALLEY 40.1 FEET TO A POINT, THE SW CORNER, THENCE EASTERLY 120 FEET, MORE OR LESS, TO A STAKE; THENCE NORTHERLY 40.1 FEET TO A STAKE IN SOUTHERLY MARGIN OF AN ALLEY, THENCE WESTERLY 120 FEET TO THE BEGINNING.