# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/06 10:00 2 pgs
Fees:13.00 Taxes:33.30
20060818-0101982

JUDITH G. JAGGERS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roland Spencer Jr | Roland Spencer Jr | 93-16-0/195.00 |
| (NAME) | (NAME) | |
| 87 Lewis St. | 87 Lewis St. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN | Nashville, TN | |
| (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, **Johnny C. Hollis, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roland Spencer, Jr.,** 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 parts of Lots Nos. 147 and 148 on the Plan of Maury and Claiborne's Addition to south Nashville, as of record in Book 21, pages 84 and 85, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Norris H. Hickerson, Surveyor, June 7th, 1952, as follows:

Beginning on the easterly margin of Lewis Street at an iron pin at the corner of Lots 147 and 148; thence with the easterly margin of said Street northwardly 35 feet to an iron pin at the corner of Lots Nos. 146 and 147; thence with the fence line eastwardly 93.7 feet to the westerly margin of an alley; thence with said alley southwardly 39.5 feet; thence with the fence line westwardly 90.3 feet to the beginning.

Being the same property conveyed to Johnny C. Hollis, Sr. by Warranty Deed from Carol Jenkins dated June 3rd, 2005 and filed for record in Instrument No. 20050607-0065013, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 21, Page 84 & 85, in the Register's Office for Davidson County, Tennessee.

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

The 2006 County taxes have been prorated and assumed by the Grantee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☒

This is improved ☐ property, known as 87 Lewis St., Nashville, TN

(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 15th day of August, 2006.

Johnny C Hollis Sr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Johnny C. Hollis, Sr. 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 15th day of August, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

