WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Tarsheka Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2008.
(AFFIX SEAL)

JACK EVANS GRITTON, II
Notary Public
At Large
RUTHERFORD COUNTY, TN

Davidson County DEEDWARR
Recvd: 08/25/06 10:34 2 pgs
Fees:13.00 Taxes:462.50

20060825-0105138

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tarsheka Hamilton	Tarsheka Hamilton	71-16/52
705 DOUGLAS AVE.	(NAME)	
~~Tarsheka Hamilton~~	705 Douglas Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(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, Jillian Etherington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tarsheka Hamilton, a married person, 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 part of Lot No. 1 on the Map of A.B. Spain's Subdivision of Lischey Garden, as of record in Book 161, Page 116, Register's Office for said County, and described as follows:
Beginning at a pointing the northerly margin of Mile End Avenue 60 feet to a point, the southwest corner of the lot conveyed to C.L. Rose and wife, by deed from Henry Molter and wife, of record in Book 1110, Page 58, said Register's Office; thence northerly, with Rose's westerly line, and parallel with the easterly margin of Jones Avenue 150 feet to a point, Rose's northwest corner; thence westerly, parallel with the northerly margin of Mile End Avenue, 60 feet to a point, thence southerly 150 feet to the point of beginning.

Being the same property conveyed to Jillian Etherington by Warranty Deed dated March 30, 2006 from Marion Morton Crayton and Emily Annette Johnson Rardue, Devisees of the Estate of Maggie L. Morton of record in Instrument No. 20060331-0036652 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 Douglas Avenue, 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 my hand this 17th day of August, 2006.

Jillian W. Etherington

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 17 day of August, 2006, before me personally appeared Jillian Etherington, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 17th day of August, 2006.

Commission expires: June 22, 2008

Jack Evans Gritton II

Notary Public

