WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/06 11:00 2 pgs
Fees:13.00 Taxes:207.20

20060828-0105889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: October 26, 2008.

(AFFIX SEAL)

SHANNA 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
Mark LePera	Mark LePera	72-11-291 72-11-290
(NAME)	(NAME)	
2158 Rock CIty Street	8930 Beacon Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Ft. Meyers, Fl 33907	
(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, I, **Della Kirby, widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark LePera**, 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 Nos. 46 and 47 on the Map of W.J. Myers Subdivision, of Lot Nos. 5,8,9, and part of 12 in Maxey's Addition to Brownsville, as of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 46 and 47 front 50 feet each on the westerly side of Rock City Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie Thomas Kirby and wife, Della Kirby by Installment Deed from B.R. Kennedy and wife, Eva C. Kennedy, filed for record 04/17/45 in Record Book 1307, Page 206, Register's Office for Davidson County, Tennessee.

Willie Thomas Kirby having since died on March 1,2000.

Subject to all matters as shown on plat of record in Plat Book 332, Page 66, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2158 Rock CIty Street, Nashville, TN 37216

(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 10th day of August, 2006.

Della Kirby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Della Kirby, widowed, 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 10th day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public