WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/06 13:17 2 pgs
Fees:13.00 Taxes:551.30

20060828-0105995

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 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
Steve A. Perdue and Brannon Penrod		Map 83-6
(NAME)	(NAME)	
2008 Franklin Avenue	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 29
Nashville, TN 37206		
(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 , **Sharon D. Glenn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Perdue and Brannon Penrod**,* 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:

* Both unmarried

Being the easterly 50 feet of Lot No. 6 on the Plan of H. B. Blue's Subdivision of South Part, Lot No. 2 Brownsville Additions, as shown of record in Book 161, Page 134, Register's Office of Davidson County, Tennessee.

Said easterly part of Lot No. 6 fronts 50 feet on the southerly margin of Franklin Ave., formerly Watkins Street and extends back between parallel lines, with the westerly margin of an alley 174.4 feet to a dead line at an alley.

Being the same property conveyed to Sharon D. Glenn by deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C. filed of record 10/03/199 in Book 9482, Page 176, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 161, Page 134, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2008 Franklin Avenue, 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 21 day of August, 2006.

Sharon D. Glenn

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, Sharon D. Glenn, 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 Mt. Juliet, Tennessee this 21 day of August, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray Notary Public