WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/06 10:43 2 pgs
Fees:13.00 Taxes:688.20

20060831-0107647

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria Calderon	new owner	83-3-160
(NAME)	(NAME)	
P.O. Box 41693		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Steve Ganaway, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maria Calderon, 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:

All that or parcel of land in the City of Nashville, County of Davidson, State of Tennessee, and being parts of Lots 29, 20 and 54 in W S Ashworth's Resubdivision of Lots 47, 48, 49 and 50, Town of Brownsville, recorded in Plat Book 161, page 153, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
Beginning at a point where the northeast line of Greenwood Avenue intersects the southeast line of Porter Street; thence northeastwardly along said southeast line of Porter Street a distance of one hundred (100) feet to a point; thence southeastwardly along a line parallel to the northeast line of Greenwood Avenue a distance of one hundred (100) feet to a point; thence southeastwardly along a line parallel to the southeast line of Porter Street a distance of one hundred (100) feet to a point in said northeast line of Greenwood Avenue; thence northwestwardly along said northeast line of Greenwood Avenue a distance of one hundred (100) feet to the point of beginning.

Being the same property conveyed to STEVE GANAWAY, by deed from WILLIAM SHUBERT, of record as Instrument No. 20030902-0126362, dated August 28, 2003, said Register's Office.

THE SUBJECT PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AS DEFINED BY STATUTE.

unimproved ☐

This is improved ☒ property, known as 1201 Porter Rd., 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 August, 2006.

Steve Ganaway

JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0774

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steve Ganaway, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day August 2006.

Commission expires:
March 21, 2009



Tiffany R. Addison
Notary Public