WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 12:27 2 pgs
Fees:13.00 Taxes:777.00

20060907-0110788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: November 23, 2006.
(AFFIX SEAL)

MARK A. ELLMORE JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Jewell	New Owner	72-3-328
(NAME)	(NAME)	
1308 Greenfield Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

Enoch B. Thweatt and wife, Jeannine P. Thweatt,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John R. Jewell and wife, Samantha L. Jewell,

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 situated in the 11th, (formerly the 18th), Civil District of said Davidson County, and State of Tennessee, described as follows:

Being Lot No. 3 of the Mora Sharpe Land, as of record in Plat Book 547, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the Southerly side of Riverside Drive, and runs back between the lines of Lots Nos. 2 and 4 on said Plan, 200 feet to a point, and shows 60 feet on said rear line. Situated on said Lot No. 3 is a six or seven room frame dwelling.

BEING the same property conveyed to Enoch B. Thweatt and wife, Jeannine P. Thweatt by Quitclaim Deed from The Heirs of Eloise T. Thweatt (Dan Allen Thweatt, Joe Mack Thweatt and Enoch B. Thweatt), recorded on 7/25/00 in Instrument No. 20000725-0073449, re-recorded in Instrument No. 20000816-0081305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 1308 Greenfield Avenue, 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 31st day of August, 2006.

Enoch B. Thweatt

Jeannine P. Thweatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Enoch B. Thweatt and wife, Jeannine P. Thweatt, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

