WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVDISON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Natalie Fall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2006.

Tiffany R. Addison
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/11/06 09:27 1 pgs
Fees:13.00 Taxes:111.00
20060911-0111828

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

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
Jason McReynolds	Jason McReynolds	092-04-0-238.00
(NAME)	(NAME)	
1517 Naples Ave.	1517 Naples Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, Tennessee 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, Frank H. Marable, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason McReynolds, 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 No. 17 on the Plan of Johnson Bransford's Subdivision of parts of Lot No. 158 of the Judge John McNairy's Mansion House Tract, as of record in Book 161, page 146, Register's Office for said County. Said Lot fronts 35 feet on the east side of Morrison Street and runs back between parallel lines, along the south margin o fan alley 138.6 feet to another alley in the rear.

Excluding, however, a small tract out of the northeast corner of said lot taken for the intersection of said alleys above mentioned.

Being the same property conveyed to Frank Marable by deed of record in Instrument No. 20000111-0003890, dated January 11, 2000, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 934 Morrison Street, Nashville, TN 37208

(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 8th day of September, 2006.

Frank H Marable
Frank H. Marable

STATE OF TENNESSEE

COUNTY OF DAVDISON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Frank Marable, 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 8th day of September 2006.

Commission expires:

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

Tiffany R. Addison
Notary Public