WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/09/06 15:18 2 pgs
Fees:13.00 Taxes:148.00

20061009-0125453

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 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
Dustin Rief	Dustin Rief	Map 81-10
(NAME)	(NAME)	
1712 24th Avenue N	443 Newman Dr.	
(ADDRESS)	(ADDRESS)	Parcel 228
Nashville, TN 37208	Clarksville, TN 37042	
(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, Andre Howard d/b/a Cheeks Improvement**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dustin Rief**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1712 24th Avenue N, 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 4th day of October, 2006.

Andre Howard d/b/a Cheeks Improvement

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Andre Howard, 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 4th day of October, 2006.

Commission expires: October 26, 2008

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Shanna Ray

Shanna Ray Notary Public

EXHIBIT A

Being Lot No. 146 on the map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as shown of record in Plat Book 161, Page 155, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 146 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Theodore Davis and wife, Annie P. Davis by Deed from Charles Etta Townsend, Administratirix, Estate of Ollie Burditt, deceased, of record in Book 7999, Page 106, Register's Office of Davidson County, Tennessee, dated 11/15/89 and recorded 12/5/89. The said Annie P. Davis has since deceased leaving Theodore Davis as the surviving spouse and sole owner, and being further conveyed to David E. Lutz, married, by Warranty Deed from Theodore Davis, widower, filed for record as Instrument No. 20060802-0093991, Register's Office for Davidson County, Tennessee, and being further conveyed to Andre Howard d/b/a Cheeks Improvement, filed for record as Instrument No. 20060802-0093992, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 161, 155, Register's Office of Davidson County, Tennessee.

Andre Howard d/b/a Cheeks Improvement , sole proprietorship.