Box 13 #12388

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Harney	James L. Harney	82-4-37
P.O. Box 198047 (NAME) ~~1116 North 7th Street~~	~~[illegible]~~ (NAME) POBox 198047 ~~1116 North 7th Street~~	
(ADDRESS) 37219 Nashville, Tennessee ~~37207~~	NASHville, TN (ADDRESS) 37219 ~~Nashville, TN 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, Mark R. Scott and Richard L. Block, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Harney, 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:

Land in Davidson County, Tennessee being the Northerly 21 feet of Lot No. 210 and the Southerly 23 feet of Lot No. 209 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County.

Said parts of Lot Nos. 210 and 209 front together 44 feet on the Westerly side of North 7th Street and run back between parallel lines 165 feet into an alley.

Being the same property conveyed to Mark R. Scott and Richard L. Block, by deed of record in Instrument No. 20060928-0119988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, jdower or other marital interest as contemplated by T.C. A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 1116 North 7th Street, Nashville, TN 37207

(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.

Davidson County DEEDWARR
Recvd: 10/16/06 13:50 2 pgs
Fees:13.00 Taxes:166.13
20061016-0128199

Witness our hands this 11th day of October, 2006.

Mark R. Scott

Richard L. Block

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark R. Scott and Richard L. Block 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2006.

Commission expires:

7-25-09

Notary Public

