WARRANTY DEED

File Number: 60277

SHELIA BRIZENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Linda Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2006.

Shelia Brizendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Boyd	Linda Boyd	81-6-363.00
(NAME) 2404 Seifried Street	(NAME) 2404 Seifried Street	Davidson County DEEDWARR Recvd: 11/07/06 14:45 2 pgs Fees:13.00 Taxes:277.50 **20061107-0138706**
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Ernest James Arnell, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Boyd, a single person, 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 the 18th formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, Tennessee, being described as follows:

BEGINNING on the northerly margin of Siefried Street at a point of 150 feet west of the westerly margin of 24th Avenue, North, said point being the southwest corner of the property conveyed to Charlie Earl Sharp and wife, Martha Ann Sharp, by deed from Raymond Chester Bailey and wife, of record in Book 1324, Page 330, said Register's Office thence, with Sharp's westerly line, northwardly 150 feet to the southerly margin of an alley; thence with said alley, westwardly 50 feet; thence southwardly 150 feet to the northerly margin of Seifried Street, thence, with said street eastwardly 50 feet to the beginning.

Being the same property conveyed to Ernest James Arnell, a single person by deed from Linda McHaney Arnell, dated April 17, 1997, of record in Book 10424, Page 377, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2404 Seifried 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 30th day of October, 2006.

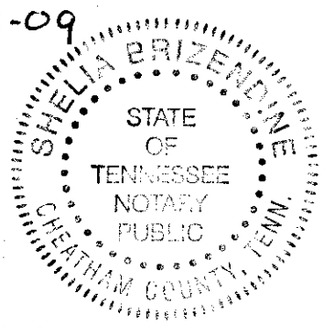
Ernest James Arnell

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 Ernest James Arnell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2006.

Commission expires: 6-8-09



My Commission Expires JUNE 8, 2009

Shelia Brizendine
Notary Public