Davidson County DEEDWARR
Recvd: 12/07/06 10:50 2 pgs
Fees:13.00 Taxes:138.75

20061207-0151410

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-CF-06-031

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Flowers	New Owner (NAME)	
~~0 31st Avenue North~~ Same →	7051 Hwy 70 South #159 (ADDRESS)	92-6-153
~~Nashville, TN 37209~~ (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT L. STOUT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRIS FLOWERS, married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: TRACT "A" BEING ALL LOTS 7 AND 8, BLOCK 15, ON THE PLAT OF FISK UNIVERSITY PLACE, OF RECORD IN PLAT BOOK 421, PAGE 4 AND 5 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOTS 7 AND 8 FRONT TOGETHER 50 FEET ON THE EAST MARGIN OF 31ST. AVENUE NORTH, FORMERLY HOME STREET AND EXTEND BACK EASTWARDLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 50 FEET, THE SOUTH MARGIN OF THIS PARCEL EXTENDS ALONG THE NORTH MARGIN OF CLARE STREET. TRACT "B" BEING ALL OF LOTS 9 AND 10, BLOCK 15, ON THE PLAT OF FISK UNIVERSITY PLACE, OF RECORD IN PLAT BOOK 421, PAGE 4 AND 5, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID LOTS 9 AND 10 FRONT TOGETHER 50 FEET ON THE EAST MARGIN OF 31ST. AVENUE NORTH, FORMERLY HOME STREET AND EXTEND BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM YVONNE E. STOUT TO ROBERT L. STOUT AS RECORDED ON THE 18TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060518-0058484 (AS TO TRACT A) AND QUITCLAIM DEED FROM YVONNE E. STOUT TO ROBERT L. STOUT AS RECORDED ON THE 18TH DAY OF MAY, 2006 IN INSTRUMENT NO. 20060518-0058483 (AS TO TRACT B), IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record, including those listed in Plat Book 421, Page(s) 4 and 5 and Metro Codes Letters recorded at Instrument Nos. 20051219-0152049 and 20060609-0068797, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 0 31st Avenue North, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of December, 2006.

Robert L. Stout

Yvonne Stout

~~Yolanda~~ Stout

YS Yvonne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert L. Stout and ~~Yolanda~~ Yvonne Stout, the within named bargainor, 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 purposes therein contained.

Witness my hand and official seal, this the 5th day of December, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903