WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/06 10:33 1 pgs
Fees:13.00 Taxes:166.50
20061219-0156125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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
Jesse Michael Smith	Jesse Michael Smith	93-15-305
(NAME)	(NAME)	
1005 2ND AVE SOUTH	SAME	
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37210	SAME	
(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, Edward Perry Chrismon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Michael Smith, 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 south 40 feet of Lot No. 8, in Paul's Elysian Grove Plan, of record in Plat Book 1, page(s) 134, Chancery Court in Nashville, Tennessee
Said 40 feet of Lot No. 8 fronts 40 feet on the west side of South Market Street, now Second Avenue South, and runs back between parallel lines 137 feet, more or less, to an alley.

Being the same property conveyed to RICHARD CHRISMON, JR., a single man, by deed of record in Book 5002, page 426, dated February 27, 1976, Register's Office for Davidson County, Tennessee. The said Richard Chrismon, Jr. having since died. The Will of Richard Chrismon, Jr. of record in Docket 03P-1833, Davidson County Probated Court Clerk's Office devised the subject property to EDWARD CHRISMON.

unimproved ☐

This is improved ☒ property, known as 1021 2nd Ave. South, Nashville, TN 37210

(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 18th day of December 2006.

Edward Perry Chrismon
Edward Perry Chrismon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward Chrismon, 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 18th day of December 2006.

Commission expires:

Notary Public