WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

Davidson County DEEDWARR
Recvd: 01/22/07 16:25 2 pgs
Fees:13.00 Taxes:55.50
20070122-0008963

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
Anthony Sims	Anthony Sims	81-15-147
(NAME) 4001 Tucker Road	(NAME) 4001 Tucker Road	
(ADDRESS) Nashville, TN. 37218	(ADDRESS) Nashville, TN. 37218	
(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, Lema Kertchaval, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Sims and Angel Sims Wright, joint tenants with right of survivorship, 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 Lot(s) 44, as shown on the map entitled J.M., T.J. and G.W. Hardings Addition, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARDELL KERTCHAVAL AND WIFE, LEMA KERTCHOVAL, by deed from DAVID L. STEWART AND WIFE, EMMA STEWART, of record in Book 1309, page 90, dated October 31, 1944, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 1819 Underwood St., 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 19th day of January 2007.

Lema Kertchaval by Faye Epperson as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January 2007, before me personally appeared Faye Epperson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lema Kertchaval and who acknowledged that she executed same as the free act and deed of said Lema Kertchaval by virtue of that Power of Attorney, duly executed by the said Lema Kertchaval and appearing of record as Instrument No. 20070122-0008962, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 19th day of January 2007.

Commission expires:

Tiffany R. Addison

Notary Public

