WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/14/07 10:51 2 pg
Fees:13.00 Taxes:196.10

20070214-0018718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: September 19, 2009

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT 19, 2009

THIS INSTRUMENT WAS PREPARED BY:
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Myers	SAME	119-5-385.00
(NAME)	(NAME)	
1017 Percy Warner Blvd	1017 Percy Warner Blvd	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205	Nashville, TN 37205	
(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,

Priscilla L. James and Stephanie K. Strickland,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles G. Myers,

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 No. 18 on the Map of N. D. Overall's Subdivision of part of Lot No. 1 in Patterson Land, of record in Book 57, Page 421, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 18 fronts 50 feet on the southerly side of Whitsett Road and runs back between parallel lines 140 feet to an alley.

BEING the same property conveyed to Terry Lee Chumley, unmarried, by Warranty Deed from William D. Hawley, Jr. and wife, Paula Hawley, recorded in Instrument No. 20010328-0029598, Register's Office for Davidson County, Tennessee. Terry Lee Chumley died in testate on 10/5/06 leaving his only heirs Priscilla L. James and Stephanie K. Strickland per Affidavit of Heirship recorded in Instrument No. 20070214-0018717, Register's Office for Davidson County, Tennessee.

The above referenced property was not the primary residence of the Grantors.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 303 Whitsett Avenue, 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 our hands this 12th day of February, 2007.

Priscilla L. James
Priscilla L. James

Stephanie K. Strickland
Stephanie K. Strickland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Priscilla L. James and Stephanie K. Strickland, the bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2007.

Commission expires: September 19, 2009

ELIZABETH G. CHRISTMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009

Elizabeth G. Christmas Notary Public