WARRANTY DEED

File Number: 70059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Chyrie Edmondson
Affiant

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

Notary Public

MY COMMISSION EXPIRES: November 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 1004 Hickory Hill Lane, Suite 9 Hermitage, TN 37076

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gigi Gaskins	Gigi Gaskins	105-13-30
(NAME)	(NAME)	
2107 Eastwood Avenue Lot 316	2107 Eastwood Avenue Lot 316	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(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, Emma Mary Patton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gigi Gaskins, 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:

Being Lot No. 316 on Plat I of Re-Subdivision of part of Belmont Lane Company's Subdivision, call Belmont Heights, as of record in Book 421, page 71, Register's Office fro Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Said Lot No. 316 fronts 50 feet on the westerly said of Thirteenth Avenue, South, formerly Eastwood Street, and runs back between parallel lines 146.5feet to an alley.

Being the same property conveyed to Calvin Patton, jr. and wife Emma Mary Patton, by Warranty Deed from Jack J. Cohen and wife, Bessie D. Cohen and Leon Gilbert of record in Book 4969, page 575, Register's Office for Davidson County, Tennessee. Calvin Patton jr. having since deceased on June 18, 1988.

Subject to all matters of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

unimproved ☒

This is improved ☐ property, known as 2107 Eastwood Avenue Lot 316, Nashville, TN 37212

(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 12th day of February 2007.

Emma Mary Patton
Emma Mary Patton by Gracie A. Galan as Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/26/07 08:38 2 pgs
Fees:13.00 Taxes:481.00

20070226-0023035

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 Gracie A. Taylor with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Emma Mary Patton as her Attorney in Fact as the free act and deed of the within named Emma Mary Patton.

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

Commission expires: November 22, 2010

Sandra Woods-Woods Notary Public