File No. PT0207-047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$105,000.00

Micah McAlister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2007.

Regina E. Johnson
Notary Public

MY COMMISSION EXPIRES: 5-24-2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/05/07 15:14 2 pgs
Fees:13.00 Taxes:388.50
20070305-0027099

REGINA E. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah McAlister and Emily McAlister	SAME	119-14-79
(NAME) 257 Timmons St.	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **JAMES TUCKER AND WIFE, RAMONA TUCKER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAH MCALISTER AND WIFE, EMILY MCALISTER** 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. 29, Block "A" on the map of Woodbine Courts, Part One, of record in Book 1130, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Tucker and Ramona G. Tucker, married by deed from Janice A. Watson, unmarried, dated October 20, 2003 and filed for record on October 24, 2003 of record in Instrument No. 20031024-0157452 Register's Office for Davidson County.

unimproved ☐

This is improved ☒ property, known as 257 Timmons St., Nashville, TN 37211

File No. PT0207-043

(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 28 day of February 2007.

X James Tucker
James Tucker

X Ramona Tucker
Ramona Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **James Tucker and wife, Ramona Tucker** with whom I am personally acquainted and who upon **their** oath acknowledged **themselves** to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2007.

Commission expires: 5-24-2008

Regina E. Johnson
Notary Public

REGINA E. JOHNSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
TENN.