WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-8-2010
(AFFIX SEAL)

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE

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
Dita Rose	Dita Rose 1700 24th Ave North	81-10-234
(NAME) 1700 24th Ave. North	(NAME) Nashville TN	
(ADDRESS) Nashville, TN 37208	(ADDRESS) 37208	
(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, Kelli Huff, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dita Rose, and husband, Thomas Rose, 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 westerly 90.5 feet of Lot No. 139 and the westerly 91.5 feet of Lot No. 140 in Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Plat Book 161, page 155, Register's Office for Davidson County, Tennessee, described according to a survey made by Norris H. Hickerson, on August 20, 1949, as follows: The remainder of the property sold is as follows:

Beginning at a stake in the north margin of Osage Street and in the east margin of 24th Avenue North, running thence with the east margin of 24 Avenue North, North 15 deg. 30 min. West 88 feet to a stake in the original lot line of Lots 140 and 141; thence with the line of said lots North 75 deg. 30 min. East 91.5 feet to a stake; thence South 15 deg. East 88 feet to the north margin of Osage Street; thence with the north margin of Osage Street South 75 deg. 30 min. West 90.5 feet to the point of beginning.

Being the same property conveyed to KELLI HUFF by deed from WALTER JUMPER, JR., AND WIFE, CYNTHIA LEE JUMPER of record as Instrument No. 200607170085399, dated July 5, 2006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1700 24th Ave. North, 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 8th day of March 2007.

Kelli Huff

Davidson County DEEDWARR
Recvd: 03/16/07 09:53 2 pgs
Fees:13.00 Taxes:405.15

20070316-0032111

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kelli Huff, 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 8th day of March 2007.

Commission expires:



Notary Public