WARRANTY DEED

File Number: 70101

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) **MY COMMISSION EXPIRES: May 23, 2009**

RACHEL L. DELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda J. Armstrong McLemore	Wanda J. Armstrong McLemore	92-07-14
(NAME)	(NAME)	
2108 Hermosa St	2108 Hermosa St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 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, Fannie M. Bevens By: George McLaurine as Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda Armstrong McLemore, 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 44.2 feed of the easterly 68 feet of the southerly one-half of Lot No. 3 in the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book "B", page 453, Chancery Court at Nashville, being Lot "A" as shown on a survey made by James A. Hamilton, Jr., Surveyor, February 26, 1952.

Said Lot "A" fronts 44.2 feed on the northerly side of Hermosa Street and runs back between parallel lines 162.5 feet to an alley.

Being the same property conveyed to Edward Bevens, Jr. and wife, Fannie Mae Bevens by deed on May 23, 1952, of record in Book 2083, page 249, Register's Office for Davidson County, Tennessee. The said Edward Bevens, Jr. and wife, Fannie Mae Bevens having since divorced, property is now vested in Edward Bevens, Jr. and Fannie Mae Bevens as tenants in common.

Being the same property conveyed to Fannie Mae Bevens and Angela M Bevens Radcliffe as Joint Tenants with the right of survivorship by quitclaim deed from Edward Bevens, Jr. and Fannie Mae Bevens on March 5, 1992 in Book 8578 and page 447 in the Davidson County Register of Deed Office. Angela M. Bevens deceased September 12, 2003 of record with Office of Vital Records in Metropolitan Government of Nashville & Davidson County.

unimproved ☐

This is improved ☒ property, known as 2108 Hermosa 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 30th day of March, 2007.

Davidson County DEEDWARR
Recvd: 05/07/07 14:54 2 pgs
Fees:13.00 Taxes:314.50

20070507-0054773

Fannie M. Bevens by

Fannie M. Bevens

BY: GEORGE MCLAURINE, ATTORNEY IN FACT

George McLaurine, Attorney-in-Fact

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 George E. McLaurine as Attorney in Fact for Fannie M. Bevens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that George E. McLaurine as Attorney in fact for Fannie M. Bevens executed the within instrument for the purposes therein contained

Witness my hand and official seal at Davidson County, Tennessee, this 30th day of March, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

RACHEL L. BELL
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY