Davidson County DEEDWARR
Recvd: 07/13/07 08:59 2 pgs
Fees:13.00 Taxes:209.05

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR 56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE 2007.

Notary Public Regina E. Johnson

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Suite 214, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenda Jean Green	**New Owner**	**0900806200**
(NAME) **640 A Annex Ave**		
(ADDRESS) **Nashville, TN 37209**	(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 **Steve D. Nickens and wife Tina L. Nickens** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenda Jean Green, unmarried,** 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:
640 A Annex Ave, Nashville, TN 37209

Being Lot 53 of the West Nashville Annex Subdivision as of record in Book 332, Page 24, Register's Office for said County.

Said lot fronts 50 feet on the easterly side for Annex Avenue and runs back between parallel lines 167 feet, more or less, to a 15 foot alley in the rear.

Being the same property conveyed to Steve D. Nickens and wife Tina L. Nickens by deed from H. C. Duke dated June 30, 1997 and filed for record on July 1, 1997in Book 10511, Page 855, Register's Office for Davidson County Tennessee.

Unimproved ☐

This is improved ☒ property, known as **640 A Annex Ave, Nashville, TN 37209**

(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 27th day of June 2007

Steve D. Nickens

Tina L. Nickens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Steve D. Nickens and wife Tina L. Nickens,** with whom I am personally acquainted and who upon their oath acknowledged themselfs to be the person who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June 2007.

My Commission Expires: May 24, 2008

Notary Public Regina E. Johnson

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