WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/07 12:17 2 pgs
Fees:13.00 Taxes:92.50

20070716-0084288

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SA, LLC	Same As New Owner	081-07-0-422.00
(NAME)	(NAME)	
14838 Old Hickory		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, Mary Stewart, Conservator for Lillie Mae Carlton, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SA, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 21 in Cephas Woodard Subdivision of the Woodard property as per plan in Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on Easterly side of Cephas Avenue, Nashville, Tennessee, and runs back Easterly between parallel lines 115 feet to an alley.

Being the same property conveyed to Lizzie Lee Carlton by deed from Will Carlton, unmarried, dated August 25, 1975 of record in Book 4947, page 265, said Register's Office for Davidson County, Tennessee and being the same property conveyed to Lizzie Lee Carlton and Lillie Mae Carlton, as joint tenants with right of survivorship by Quitclaim Deed of record in Book 8068, page 382 and by Corrected Quitclaim Deed of record in Book 8235, page 978, said Register's Office. The said Lizzie Lee Carlton is deceased leaving Lillie Mae Carlton as survivor and pursuant to the terms of the Order for Appointment of Conservator, filed in the Circuit Court for Davidson County Probate Division, Docket No. 06P-1729, Mary Stewart was appointed Conservator for Lillie Mae Carlton.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1914 Cephas Street, 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 11th day of July, 2007.

Mary Stewart, Conservator for Lillie Mae Carlton

By: Mary Stewart
Mary Stewart, Conservator

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 Mary Stewart, Conservator for Lillie Mae Carlton the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2007.

Commission expires:



Tiffany R. Addison
Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027