WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 9/22/2010
(AFFIX SEAL)

RACHELLE CAUDILL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

Davidson County DEEDWARR
Recvd: 10/23/07 10:41 2 pgs
Fees:13.00 Taxes:508.75
20071023-0125257

D-1201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Michelle McIntosh	**Magna Bank fka 1st Trust Bank for Savings**	073-01-0 081.00
(NAME)	(NAME)	
2731 Bobby Avenue	**PO Box 17257**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Memphis, TN 38187-0257**	
(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, Denver Davenport, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Amanda Michelle McIntosh, 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:

Being Lot No. 31, Block B on the Plan of Happy Valley Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Bobby Avenue at the corner of Lot Nos. 30 and 31; thence with the line between said lots, northwesterly 140 feet to a point, the corner of said lots and of Lot Nos. 11 and 12, Block A; thence with the line between Lot Nos. 31 and 12, northeasterly 75 feet to the corner of said lots and of Lot No. 13, Block A and Lot No. 32, Block B; thence with the line between Lot Nos. 31 and 32, Block B, southeasterly 140 feet to the margin of Bobby Avenue; thence with the margin of the same, southwesterly 75 feet to the beginning.

BEING all of the same property conveyed to Denver Davenport, unmarried, by Warranty Deed dated 03/12/1948 from Perry M. Chaffin, Jr., unmarried, of record in Book 1577, Page 145, Register's Office for Davidson County, Tennessee.

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 2731 Bobby Avenue, Nashville, TN 37216
(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 4th day of October, 2007.

Denver Davenport by David Davenport, Attorney in Fact

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared David Davenport, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Denver Davenport, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Denver Davenport. Witness my hand and Notarial Seal this 4th day of October, 2007.

Notary Public

My Commission Expires: 01/24/09

DANA DELIWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, TN 37216