WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27134

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2007

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Elizabeth Suzanne Madden	New Owner	**08203003900**
(NAME) **1118 Joseph Ave.**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(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,

Jonathan
[illegible] Sewell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Suzanne Madden ,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:
Being Lot No. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lidsley Property, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in said description but excluded from this conveyance is that portion of land conveyed to F.P. Notgrass, a widower, by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer, dated January 24, 1984 and recorded February 8, 1984 in Book 6228, page 271, Register's Office for Davidson County, Tennessee and further described as follows:

The northerly 2 feet of Lot No. 55 on the Plan of Sharpe and Horn's 2nd Subdivision of Lidsley Property as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee. Said part of Lot No. 55 fronts 2 feet on the westerly boundary of Joseph Street and runs back between parallel lines 145 feet to a dead line measuring 2 feet thereon.

Being the same property conveyed to CLS Investment Properties, Inc. by deed from J & M Solutions, LLC of record in Instrument 200505100052906 on 05/05/2005 and filed for record on 05/10/2005, Register's Office for said County.
Being the same property conveyed to Jonathan Sewell and Gregory Thornton by deed from CLS Investment Property, Inc. of record in Instrument 20060629007811 1 on 06/28/2006 and filed for record on 06/29/2006, Register's Office for said County.
Being the same property conveyed to Jonathan Sewell by *deed from Jonathan Sewell and Gregory Thornton of record in Instrument 200608210102721 on 06/28/2006 and filed for record on 08/21/2006, Register's Office for said County.

*quitclaim

unimproved ☐
This is improved ☒ property, known as **1118 Joseph Ave., Nashville, TN 37207**
(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 16th day of, November, 2007.

Davidson County DEEDWARR
Recvd: 11/21/07 13:25 2 pgs
Fees:13.00 Taxes:432.90

20071121-0136444

Jonathan Sewell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Jonathon Sewell** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/**she/they** executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2007.

~~Notary~~ **Public** Gregg W. Clarke

My Commission expires: 11/12/10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds