WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/07 13:05 3 pgs
Fees:18.00 Taxes:244.20
20071211-0142917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Khira Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KEVIN LAMON MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khira J. Turner	Khira J. Turner	092-04-0-265.00 (Tract I)
(NAME) 923 Warren St.	(NAME) 923 Warren St.	092-04-0-266.00 (Tract II)
(ADDRESS) Nashville TN 37208	(ADDRESS) 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, Mary McKelvey Welch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Khira J. Turner, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 919 11th Ave. North, Nashville, TN 37208 (Tract I)
921 11th Ave. North, Nashville, TN 37208 (Tract II)
(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 7th day of December 2007.

Mary McKelvey Welch A/K/A Dr. Mary McKelvey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary E. McKelvey A/K/A Dr. Mary McKelvey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of December 2007.

Commission expires:

Notary Public

KEVIN LAMON MOORE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires March 9, 2010

EXHIBIT A

Tract I
Land in Davidson County, Tennessee, being Lot(s) No. 27, as shown on the map entitled the Map of Johnson Bransford's Subdivision, of record in Plat Book 161, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 27 fronts 43 feet on the westerly side of 11th Avenue North and runs back between parallel lines 134 feet to an alley.

Being the same property conveyed to MARY E. MCKELVEY, by deed from JAMES ARMSTRONG AND WIFE, THELMA LUCILLE ARMSTRONG, of record in Book 5638, page 477, dated August 14, 1980, said Register's Office.

Tract II
Land in Davidson County, Tennessee, being Lot(s) No. 26 and the southerly 15 feet of Lot No. 25, as shown on the map entitled the Plan of Johnson Bransford's Subdivision of 3 parts of Lot No. 158 of Judge McNairy's Mansion House Tract, as of record in Plat Book 161, page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 26 and the southerly part of Lot No. 25 front together 55 feet on the westerly side of 11th Avenue North, formerly Cumberland Street and runs back between parallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to DR. MARY MCKELVEY, by deed from SAMUEL L. HAMBRICK AND WIFE, FRANCES ODESA, of record in Book 6120, page 711, dated January 27, 1983, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

