Davidson County DEEDWARR
Recvd: 02/28/08 11:24 2 pgs
Fees:13.00 Taxes:273.80
20080228-0019679

Warranty Deed

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of February, 2008.

Notary Public

My commission expires: November 22, 2010

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Clay Travis Lara Eve Travis	Richard Clay Travis Lara Eve Travis	Map: 092-04
919 Warren Street	919 Warren Street	Parcel: 295
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SPENCER WASHINGTON, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD CLAY TRAVIS AND WIFE, LARA EVE TRAVIS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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 the southerly 26 feet of Lot No. 18 on the Plan of C.M. Holt's Lots in North Nashville, as of record in Book 21, page 33, said Register's Office.

Said part of Lot No. 18 fronts 26 feet on the westerly side of Warren, formerly Holt Street, and runs back between parallel lines 138 feet, more or less, to an alley.

Being the same property conveyed to Spencer Washington by deed from Real Estate BSI, LLC of record in Instrument 200411290141415, said Register's Office, dated November 23, 2004. Said deed purported to convey all of said Lot No. 18, however, the grantor on said deed only owned the portion described above. See also prior deeds in Instrument Number 20040728-0090126 and Instrument Number 20040507-0052289, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record, and 2008 taxes, a lien not yet due and payable.

This is improved property known as 919 Warren Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of February, 2008.

Spencer Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Spencer Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2008.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: November 22, 2010

Mia Washington, spouse of Spencer Washington, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Mia Washington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mia Washington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2008.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY