Davidson County DEEDWARR
Recvd: 03/13/08 12:14 2 pgs
Fees:13.00 Taxes:887.63
20080313-0025334

# WARRANTY DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>**Joseph Davidson**<br>**1023 A 2nd Avenue South**<br>**Nashville, Tennessee 37210** | SEND TAX BILLS TO:<br>**SAME** | MAP-PARCEL NUMBERS:<br>**P/O 93-15; 304.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, we

**DAVID PRITCHARD**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

**JOSEPH G. DAVIDSON, a single man**

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LOCATED in Davidson County, Tennessee, and being Unit A of Chestnut Hill Properties I, of record in Instrument No. 20071128-0138134, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to David Pritchard by warranty deed from Metropolitan Development and Housing Agency of record in Instrument 20060816-0100683, Register's Office for Davidson County, Tennessee.**

This is **improved** X property known as **1023 A 2nd Avenue South, Nashville, Tennessee 37210**

unimproved

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS** this the 29th day of February, 2008.

DAVID PRITCHARD

**After Recording Return to:**
**Sterling Title Services**
**2672 N. Mt. Juliet RD. Ste. 200**
**Mt Juliet, TN 37122**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, **DAVID PRITCHARD**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 29th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 10-19-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $239,900.00.

AFFIANT

Sworn to and subscribed to before me this 29th day of February, 2008.

NOTARY PUBLIC

My Commission Expires: 10-19-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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