WARRANTY DEED

File Number: 70519

Davidson County DEEDWARR
Recvd: 05/16/08 10:43 3 pgs
Fees:18.00 Taxes:444.00
20080516-0050496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: . 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Pate	James E. Pate	118-05-0-141.00
(NAME)	(NAME)	
915 E Clayton Av	915 E Clayton Av	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, Shirley Cannon and Jerry A. Newman and Mary A. Bates, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Pate, a married man, 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:

915 E. Clayton Ave., Nashville, TN 37204 **Map 118-05 Parcel 141.00**

Being the easterly 80 feet of the north 160 feet of Lot No. 39 on the map showing the Subdivision of part of the Vaulx Lane, not of record, shown on a copy of a survey thereof, made by Earl Drake, County Surveyor, July 1, 1921, and described as follows:

Beginning at the southwest intersection of East Clayton Avenue and Craig Avenue, thence westerly 90 feet along the south margin of East Clayton Avenue; thence southerly 160 feet; thence 80 feet to the westerly margin of Craig Avenue, thence with the same, northerly 160 feet to the point of beginning.

Being the same property conveyed to Shirley Cannon, Jerry A. Newman, and Mary A. Bates, reserving a life estate unto Henry Allen Newman by Quitclaim Deed from Henry Allen Newman, a widower recorded on August 13, 2002 in Instrument # 20020813-0097710 in Register's Office for Davidson County, Tennessee. Henry Allen Newman, now deceased as of record in Instrument No. 0707707, Office of Vital Records in Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 915 E Clayton Av, Nashville, TN 37204

(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 9th day of May, 2008.

Mary A. Bates

Shirley Cannon

Jerry A. Newman

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Cannon and Jerry A. Newman and Mary A. Bates , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shirley Cannon and Jerry A. Newman and Mary A. Bates executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of May, 2008.

Commission expires: 4/28/09

ANGELA HARRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

FLORENCE KING STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Florence King
Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires JAN. 9, 2012