File No. 280600145

20B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: November 7, 2011.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/13/08 11:26 2 pgs
Fees:13.00 Taxes:266.77

20080613-0061169

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia M. Nelson	Pinnacle National Bank	92.06 319.00
(NAME)	(NAME)	
727 B 29th Avenue North	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,JoyceE. Page and Joseph Lee Perry, both unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Cynthia M. Nelson and husband, Ricky R. Nelson, hereinafter called the grantee(s), 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 all of Lot No. 45 on the Map of L. C. Thuss' Subdivision of part of The Barrow Lands, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXCLUDED FROM THIS CONVEYANCE is that portion of land conveyed to the State of Tennessee, et al, in Final Judgment of record in Book 4281, Page 604, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joyce E. Page, Unmarried and Joseph Lee Perry, joint tenants by Cash Deed for Tennessee dated March 20, 2008, from Alphonso Jackson, Secretary for Housing and Urban Development of record by Instrument No. 20080326-0030272 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Secretary of Housing & Urban Development by Deed dated September 21, 2007, from Tennessee Housing Development Agency, of record by Instrument No. 20071217-0144629 in the Register's Office for Davidson County, Tennessee; also being the same property conveyed to Tennessee Housing Development Agency by deed dated September 21, 2007, from I. Dyke Tatum, Substitute Trustee, of record by Instrument No. 20070924-0113511 in the Register's Office for Davidson County, Tennessee; And by Appointment of Substitute Trustee of record by Instrument No. 20040622-0073784 in the Register's Office for Davidson County, Tennessee; And also being the same property conveyed to Kimberly R. Hughes by Deed dated April 11, 2003, from Woodbine Community Org WCO, Inc., of record by Instrument No. 20030422-0053583 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

unimproved ☐

This is improved ☒ property, known as 727B 29th Avenue North, Nashville, TN 37209

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of June, 2008.

Joyce E. Page

Joseph Lee Perry

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 Joyce E. Page and Joseph Lee Perry, both unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of June, 2008.

Commission expires: November 7, 2011

Mary Birthright Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

File Number: 280600145

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072