# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/08 09:23 3 pgs
Fees:18.00 Taxes:425.13
**20080617-0062155**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$114,900.00.**

Affiant

Subscribed and sworn to before me this 16th day of June, 2008.

Notary Public
My Commission expires: 8/23/11
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Frank Maxwell, III | SAME | 093-13-0-359.00 |
| 1611b Stokes Ln. | | |
| Nashville, Tn 37215 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J. Seth Jennings**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frank Maxwell, III**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being the westerly one-half of Lot No. 5 on the plan of the Subdivision of Lots Nos 83 and 84 and part od Lot No. 82 in Sigler's Addition to Nashville, of record in Book 57, page 32, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said part of Lot No. 5 fronts 40 feet on the southerly side of Hawkins Street and runs back between parallel lines with the easterly margin of an alley, 212 feet to an alley in the rear.**

**Being the same property conveyed to J. Seth Jennings, from Jackie Doss, by deed on January 30, 2008, of record in Instrument Number 20080131-0010061, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 32, Register's Office Davidson County, Tennessee.

This is improved property known as: **1209 Hawkins Street, Nashville, TN 37203**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 16, 2008.

**J. Seth Jennings**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **J. Seth Jennings** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 16, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Daphne M. Davis, 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.

Daphne M. Davis
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison
Notary's Signature




My commission expires: 4-15-2012

(Seal)