# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JULY, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02689 MIZE JRV

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Celeste Mize | same | 08309016400 |
| 1302 Woodland Street | | |
| Nashville, TN 37206 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**WILLIAM T. JUSTICE, AND WIFE, JULIE E. JUSTICE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**CELESTE MIZE ,AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1302 Woodland Street, Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 2nd day of July, 2008.

William T. Justice

Julie E. Justice

Davidson County DEEDWARR
Recvd: 07/08/08 08:46 2 pgs
Fees:13.00 Taxes:998.63
20080708-0069971

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM T. JUSTICE AND JULIE E. JUSTICE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of July, 2008.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING PART OF LOTS NO. 2 AND 3, ON THE PLAN OF E. S. PRIEST'S SUBDIVISION, OF RECORD IN BOOK 161, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF WOODLAND STREET, FORMERLY LINDSLEY AVENUE, 50.5 FEET EASTERLY FROM 13TH STREET, THE NORTHEAST CORNER OF LOT NO. 1 IN SAID SUBDIVISION; THENCE SOUTHWARDLY WITH THE DIVIDING LINE BETWEEN LOT NOS. 1 AND 2, 186 FEET 8-1/2 INCHES, TO AN ALLEY; THENCE EASTWARDLY WITH SAID ALLEY, 53.0 FEET; THENCE IN A NORTHERLY DIRECTION CROSSING THE DIVIDING LINE BETWEEN SAID LOT NOS. 2 AND 3 AT A POINT 53.0 FEET FROM WOODLAND STREET, IN ALL 193 FEET 5-1/2 INCHES, MORE OR LESS, TO WOODLAND STREET; THENCE WESTWARDLY WITH WOODLAND STREET, 49.5 FEET, TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM T. JUSTICE AND WIFE, JULIE E. JUSTICE BY WARRANTY DEED FROM TIMOTHY C. SCHWARZ AND WIFE, JULIE A. SCHWARZ, RECORDED ON THE 11TH DAY OF DECEMBER, 2002 IN INSTRUMENT NO. 20021211-0153209, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.