Davidson County DEEDWARR
Recvd: 08/12/08 10:22 2 pgs
Fees:13.00 Taxes:120.25
20080812-0082809

This instrument prepared by and **Record and Return to**:
JC Reed Title Agency
2555 Meridian Blvd., Suite 130
Franklin, TN 37067
(866) 915-7333

File No.: 08-1044

WARRANTY DEED

THIS INDENTURE, made and entered into this 8/07/2008, by and between Shearon Ingram, an unmarried individual, Justin S Ingram, an unmarried individual, Laura K Ingram, an unmarried individual, parties of the first part, and SA, LLC, a corporation party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

A LOT OR PARCEL OF LAND IN THE 20TH WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A SURVEY MADE BY LEWIS D. JUSTICE, SURVEYOR, DATED JULY 6, 1944 AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF JOSEPH AVENUE AT A POINT 191.2 FEET NORTH OF THE NORTHERLY MARGIN OF CLEVELAND STREET; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 45.7 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JOHN A. CANTRELL AND WIFE, BY DEED FROM JOE KORNMAN AND WIFE OF RECORD IN BOOK 1296 AT PAGE 201, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID CANTRELL'S SOUTHERLY LINE, WESTWARDLY 150.3 FEET TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 45 FEET TO A POINT 191.2 FEET NORTH OF THE NORTHERLY MARGIN OF CLEVELAND STREET; THENCE EASTERLY 150.8 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN H. CANTRELL, UNMARRIED BY WARRANTY DEED FROM JAMES R. BRIGGS AND WIFE, AUDIE M. BRIGGS, RECORDED ON THE 1ST DAY OF AUGUST, 1991 IN BOOK 8411, PAGE 304, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JOHN H. CANTRELL HAVING SINCE DIED ON MAY 12, 2006, LEAVING SAID PROPERTY IN A TESTAMENTARY TRUST, FOR THE BENEFIT OF JUSTIN S. INGRAM AND LAURA K. INGRAM. ORDER TO TERMINATE THE TESTAMENTARY TRUST AND TO SELL REAL ESTATE BY SHARON INGRAM, JUSTIN S. INGRAM AND LAURA K. INGRAM BEING FILED UNDER NO. 08P-776, JUNE 09, 2008, OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE.

SHEARON INGRAM BEING ONE AND THE SAME PERSON AS SHARON INGRAM

This conveyance is made subject to: Taxes for the year 2008 and thereafter, and any easements and restrictive covenants of record.,

Parcel ID # 082-03 17.00
X Improved OR
☐ Unimproved property located at: 908 Joseph Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Shearon Ingram

Justin S Ingram

Laura K Ingram

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Shearon Ingram, Justin S Ingram and Laura K Ingram** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Seal this 7th day of August, 2008..

Notary Public

My Commission Expires: 1-07-2012

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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Owner's Name: **SA, LLC**

and Address: **908 Joseph Avenue, Nashville, TN 37207**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SA, LLC
. 14838 Old Hickory Blvd.
. Antioch, TN 37013

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$32,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of August, 2008..

Notary Public

My Commission Expires: 1-07-2012

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN