WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 14:10 2 pg
Fees:13.00 Taxes:388.50
20080905-0091263

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-13-11
(AFFIX SEAL)

ANGELA M. WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027

B-5753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kwame Asare	Kwame Asare	072-13-0 418.00
(NAME)	(NAME)	
100 Sutter Way	Same	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, Janice J. Linder, Trustee of the Douglas Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kwame Asare and wife, Serwaa Asare, 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:

Being the Eastern 1/2 of Lot No. 5 on the Plan of Sharpe & Horn's Addition to Nashville, as of record in Plat Book 161, Page 172, Register's Office, Davidson County, Tennessee.

Said portion of Lot No. 5 fronts 50 feet on the northerly side of Hinton Street, now known as Douglas Avenue, and runs back between parallel lines 170 feet, more or less, to an alley.

BEING all of the same property conveyed to Janice J. Linder as Trustee of the Douglas Trust by Quit Claim Deed from Janice J. Linder of record in Instrument No. 20051012-0123186, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ properly, known as 1121 Douglas Ave., Nashville, TN 37216
(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 27th day of August, 2008.

The Douglas Trust

By: Janice J. Linder - Trustee
Janice J. Linder, Trustee

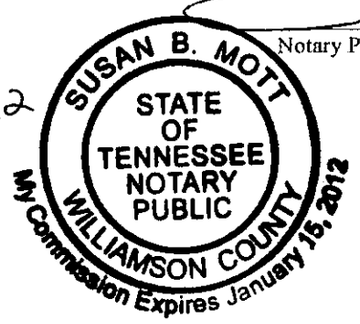
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Janice J. Linder with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee respectively of the Douglas Trust, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Janice J. Linder as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee on this 27th day of August, 2008.

Susan B. Mott
Notary Public

My Commission Expires: 1-15-2012



RETURN TO:

Jack Case Wilson Title Associates, LLC
5560 Franklin Pike Circle
Brentwood, Tennessee 37027