Davidson County DEEDWARR
Recvd: 11/17/08 10:59 2 pgs
Fees:13.00 Taxes:129.50

20081117-0113101

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Charles P. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2008.

Sonya M Branham
Notary Public

MY COMMISSION EXPIRES: 10/18/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. Davis	SAME	08203013700
(NAME)	(NAME)	
4811 DRAKES BRANCH RD		
(ADDRESS)	(ADDRESS)	
NASH TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081927

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charles P. Davis, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 9 on the Map of Benedict Land Company's Subdivision of the Lindsley Tract, of record in Book 332, page 40, Register's office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the easterly side of North Second Street and runs back between parallel lines 181 feet to an alley.

BEING a portion of the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of The Woodroof Family Trust by Deed dated January 22, 1987 from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes and the Estate of Hettie Woodroof of record in Book 7115, Page 912, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record.

unimproved ☐

This is improved ☒ property, known as 905 North 2nd Street, Nashville, TN 37207
(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of November, 2008.

Mildred W. Davis and Gloria W. Luttrell as Co-Trustees of The Woodroof Family Trust

Mildred W. Davis, Co-Trustee
By: Mildred W. Davis, Co-Trustee

Gloria W. Luttrell, Co-Trustee
By: Gloria W. Luttrell, Co-Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2008 at Springfield, Tennessee.

Commission expires: 10/18/2011

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sonya M Branham
Notary Public