WARRANTY DEED

File Number: 70733

Davidson County DEEDWARR
Recvd: 08/24/09 16:22 3 pgs
Fees:18.00 Taxes:111.00
20090824-0079716

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Iva McHaney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2009.

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: May 6, 2013

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Iva McHaney	Iva McHaney	081-14-0-133.00
(NAME) 1505 24th Avenue North	(NAME) 1505 24th Avenue North	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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, Sallie Lee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Iva McHaney, 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:

1505 24th Avenue North, Nashville, TN 37208 **Map 081-14-0 Parcel 133.00**

Being Lot 46 on the revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office of said County, said Lot fronts 5o feet on the West side of 24th Avenue North and runs back between lines 96.2 feet on the South line and 109.4 feet on the North line to a dead line in the rear, which is a broken line, measuring 51.9 feet thereon.

Being the same property conveyed to Alvin F. Lee and Sallie Lee by Warranty Deed from George Raymond Peacock, Lorene Peacock, Ida Mae Johnson and Alice Peacock Poston, recorded on August 19, 2004 in Instrument No. 20040819-0100156, Register's Office for Davidson County, Tennessee. A Correction Deed was recorded in Instrument No. 20041007-0121485 and Power of Attorney's were recorded in Instrument No. 20040819-0100153 and 20040819-0100154 and 20040819-0100155.

Being the same property conveyed to Sallie Lee by Grant Deed from Alvin Lee and Sallie Lee, recorded on May 29, 2007 in Instrument No. 20070529-0063473, Register's Office for Davidson County, Tennessee. No divorce case between our parties was found in Davidson County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1505 24th Avenue North, Nashville, TN 37208

(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.

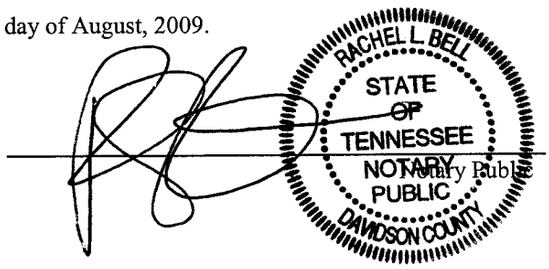
Witness my hand this 18th day of August, 2009.

Sallie Lee by Yvonne Sanders her attorney in fact
Sallie Lee

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Yvonne Sanders with whom I am personally acquainted and who acknowledged that Yvonne Sanders executed the within instrument on behalf of Sallie Lee as Sallie Lee's Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2009.



Notary Public

Commission expires:

My Commission Expires:
May 6, 2013

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012