WARRANTY DEED

File Number: 70729

Davidson County DEEDWARR
Recvd: 09/02/09 11:11 3 pgs
Fees:18.00 Taxes:210.90
20090902-0082394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: May 6, 2013 (AFFIX SEAL)

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Torina McCord	Wells Fargo Bank, N.A.	092-02-0-350.00
(NAME)	(NAME)	
2426 Meharry Blvd.	401 South Tryon	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Charlotte, NC 28202	
(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, Tracie Watson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Torina McCord, a single person, 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:

SEE ATTACHED EXHIBIT A

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

unimproved ☐

This is improved ☒ property, known as 2426 Meharry Blvd., 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 28th day of August, 2009.

Tracie Watson

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 Tracie Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Tracie Watson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2009.

Commission expires:
My Commission Expires: May 6, 2013

Rachel L. Bell Notary Public

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

2426 Meharry Boulevard, Nashville, TN 37208 **Map 092-02-0 Parcel 350.00**

Being the westerly 57 feet 9 inches of the southerly part of Lot no. 38 on the plan of the Boyd McNairy Property, as of record on the front of Fly Leaf of Book 16, Register's Office for said County, described as follows: Beginning on the Northerly margin of Meharry Boulevard, formerly Heffernan Street, at a point 57 feet 9 inches West of the Southwest corner of Lot No. 11 on the Plan of Bransford Realty Company's Subdivision of certain Lots in E. T. Holman's Subdivision, as of record in Book 421, page 90, said Register's Office; thence with the Northerly margin of Meharry Boulevard Westwardly 57 feet 9 inches to the Westerly line of Lot No. 38; thence with said line Northwardly 176 feet, more or less, to the Southerly Margin of a proposed alley; thence with said proposed alley Eastwardly 57 feet 9 inches to a point 57 feet 9 inches West of the Northwest corner of said Lot No. 11;thence Southwardly 176 feet, more or less, to the beginning. Included in the above description, but excluded from this conveyance is the following described property conveyed to the State of Tennessee in Book 4157, page 888. Beginning at appoint on the Southerly margin of an alley, said point being the common corner of a certain tract of land conveyed to Marshall D. Ursery, as of record in Book 2017, page 547, Register's Office for Davidson County, Tennessee and a certain tract of land conveyed to Pleasant Green Baptist Church, as of record in Book 1372, page 523, said Register's Office; thence with the common line S8" 21'21" E 77.59 feet to a point; thence with the line of severance N 64" 55' 32" E. 60.29 feet to a point on the common line between said Ursery's property and a certain tract of land conveyed to Minnie Keeble, as of record in Book 882, page 427, Register's Office for Davidson County, Tennessee; thence along the common line N 8" 21' 24" W 59.21 feet to a point on the southerly margin of an alley, said point being the common corner of the last described tracts; thence along the Southerly margin of aforesaid alley and the northerly of beginning. The above described property was inadvertently omitted from Quitclaim Deed of record in Book 8413, page 862, Register's Office for Davidson County, Tennessee. The said property was previous deeded to the State of Tennessee in Book 4157, page 888, said Register's Office.

Being the same property conveyed to Blanche Delores Watson by Quitclaim Deed from Frank E. Clayton, Trustee, recorded on the 5th day of August, 1991 in Deed Book 8413, page 862, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tracie Watson, unmarried by Warranty Deed from Blanche Delores Watson, married, recorded on July 26, 2006 in Instrument No. 20060726-0089786, Register's Office for Davidson County, Tennessee. An Affidavit and memorandum of Agreement concerning Real Estate is of record in Instrument 20080416-0038633.

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

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012