WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Valerie L Jephson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie L. Jephson	New Owner	06116014200
(NAME)	(NAME)	
1339 Greenland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(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, Eva Rogers Primm, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie L. Jephson, 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 Lot No. 21 and the northweasterly one half of lot No. 22, Block "C" on the Map of Greenland Estates, as of record in Book 974, Page 13, described as follows:

BEGINNING at a point in the northeasterly margin of Greenland Avenue, at the common corner of Lots 20 and 21; thence with the line between said lots,, northeasterly 169.5 feet to the rear of Lot No. 6; thence with the line between Lots 21 and 6, southeasterly 14.5 feet to a point, and continuing with the line between Lots 21 and 22 and Lots 6, 7 and 8, southeasterly 61.7 feet to a point; thence southwesterly, parallel to the line between Lots 21 and 22, 175 feet to the margin of Greenland Avenue; thence with the margin of said Avenue, northwesterly 75 feet to the beginning.

Being the same property conveyed to Catherine Rogers and Eva Rogers Primm as joint tenants with the expressed right of survivorship, by Warranty Deed dated September 29, 1988 of record in Book 7668, Page 329, Register's Office for Davidson County, Tennessee. The said Catherine Rogers having since died.
* Plat page was incorrectly referenced in prior deed and is being corrected herein.

BILL GARRETT, Davidson County
Trans:T20090087138 DEEDWARR
Recvd: 12/29/09 12:42 2 pgs
Fees:13.00 Taxes:451.40
20091229-0117915

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

unimproved ☐

This is improved ☒ property, known as 1339 Greenland Avenue, 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 my hand this 21st day of December, 2009.

Eva Rogers Primm

Eva Rogers Primm

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 Eva Rogers Primm, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of December, 2009.

Commission expires

Beth Triplett Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

Notary Public

After Recording
Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067
4326
18b