WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100014128 DEEDWARR
Recvd: 03/10/10 08:30 2 pgs
Fees: 13.00 Taxes: 77.70
20100310-0018245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-4-13

(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Watts	James Watts	92-7-18
(NAME)	(NAME)	
2100 Hermosa St.	2819 Gallatin Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nash 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, **Jeanan Mills Stuart, Conservator for Neomie Dungey**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Watts**, 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:

Land in Davidson County, Tennessee, being the easterly 44.2 feet of the southerly 162.5 feet of lot No. 2 in the Subdivision of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book "B", page 453, Chancery Court at Nashville, being Lot "E" as shown on survey made by James A. Hamilton, Jr., Surveyor, February 26, 1952.

Said Lot "E" fronts 44.2 feet on the northerly side of Hermosa Street and runs back between parallel lines with the westerly margin of an alley 162.5 feet to an alley in the rear.

Being the same property conveyed to Dave Rucker, Jr. and wife, Neomie Robertson Rucker, by dated September 25, 1952 from W.P. Shwab, et al. of record in Book 2096, Page 543, said Register's Office. Further conveyed from Dave Rucker, Jr. to Neomie Rucker by Decree of Divorce, Fourth Circuit Court of Davidson County, Tennessee, Rule No. 42409, of record in Book 10720, Page 493, Register's Office for Davidson County, Tennessee.

Neomie Rucker, Neomie Robertson Rucker and Neomie Dungey are one and the same person.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2100 Hermosa St., 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 9th day of March, 2010.

By: Jeanan Stuart, Conservator
Jeanan Mills Stuart, Conservator for Neomie Dungey

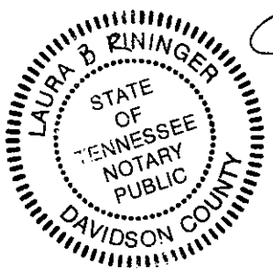
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanan Mills Stuart and who, upon her oath, acknowledged herself to be the Conservator for the within named Neomie Dungey, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF MARCH, 2010.

Commission expires: 3-4-13



Notary Public