WARRANTY DEED

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BILL GARRETT, Davidson County
Trans:T20100030791 DEEDWARR
Recvd: 05/21/10 13:21 2 pgs
Fees:13.00 Taxes:499.50
20100521-0039385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/25/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Ave., Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Tucker	Same address as	083130492
(NAME)	(NAME)	
1601 Shelby Avenue	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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, Lester B. Heatherly, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~xxxxxxxxxx~~ ** ~~xxxxx~~, 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:

**Jason D. Tucker and Kelly D. Tucker, husband and wife

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for said County.

Said Lot No. 115, a corner lot, fronts 50.0 feet on the northerly margin of Shelby Avenue and extends back between parallel lines 150.0 feet along the easterly margin of South 16th Street to a dead line.

Being the same property conveyed to LESTER B. HEATHERLY AND WIFE, HELEN A. HEATHERLY, by deed from ARMINA H. SILVEMAN, UNMARRIED, of record in Book 5470, page 562, dated July 23, 1979, said Register's Office. The said Helen A. Heatherly having since died.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1601 Shelby Avenue, Nashville, TN 37206
(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 our hands this 17th day of May, 2010.

Lester B Heatherly
Lester B. Heatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lester B. Heatherly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 20th day of May, 2010.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027