File No. 210050154

WARRANTY DEED

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

STATE OF TN
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Alexander Little IV	new owner	10513011300
(NAME)	(NAME)	
1506 Elmwood Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mickey Ray Ethridge, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joseph Alexander Little IV and Meghan Mitchell Little, husband and wife, hereinafter called the grantee(s), 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 westerly half of Lot No. 70 on the map of Belmont Land Co.'s Plan, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Said part of said lot fronts 50 feet on the north side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Mickey Ray Ethridge, unmarried by Quitclaim Deed dated 1/28/2010 from Thomas W. Ethridge of record in Instrument No. 20100615 0046202, Register's Office for said County.

All matters as set forth per Plat Book 421, Page 34, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20100036068 DEEDWARR
Recvd: 06/15/10 07:33 2 pgs
Fees:13.00 Taxes:1491.10
20100615-0046203

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1506 Elmwood Ave., Nashville, TN 37212
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 4th day of June, 2010.

Mickey Ray Ethridge

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mickey Ray Ethridge, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4th day of June, 2010.

Commission expires: 6-5-2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

File Number: 210050154

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122