# WARRANTY DEED

File Number: 70792

Davidson County DEEDWARR
Recvd: 07/19/10 15:22 3 pgs
Fees:18.00 Taxes:277.50
20100719-0056408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2010.

My Commission Expires May 6, 2013

Notary Public

MY COMMISSION EXPIRES: .

(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 |
|---|---|---|
| PHILLIP A. DAVIS | PHILLIP A. DAVIS | 081-10-0-215.00 |
| (NAME) | (NAME) | |
| 1742 24th Ave. North | 1742 24th Ave. North | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37208 | Nashville, TN 37208 | |
| (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, **FLORENCE DAVIS** and **KENNETH DYER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP A. DAVIS**, 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:

**1742 24th Avenue North, Nashville, TN 37208** **Map & Parcel 081-10-0-215.00**

Being the southerly part of Lot 159 on the Map of Cobb's Subdivision of part of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County. Said part of Lot No. 159 fronts 40 feet, more or less, on the easterly side of 24th Avenue, North and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Florence Davis and Kenneth Dyer by Quitclaim Deed from Charlie Christian, Sr., unmarried and Charlie Christian, Jr., comprising all of the heirs at law of Mae Bell Chrisitan, recorded on August 28, 2007, in Instrument Number 20070828-0103051, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1742 24th Ave. North, 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 our hands this 16th day of July, 2010.

Florence D. Davis
FLORENCE DAVIS

Kenneth E. Dyer
KENNETH DYER

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

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2010.

Commission expires:

My Commission Expires:
May 6, 2013

Notary Public

RACHEL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 this 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, Tiffany R. Addison, 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.

Notary Signature

**MY COMMISSION EXPIRES:**_____

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 4, 2013