WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Kelvin L. Leavy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2011.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Deanie L. Gregory
Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20110015864 DEEDWARR
Recvd: 03/17/11 10:45 2 pgs
Fees:13.00 Taxes:1387.50
20110317-0020993

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelvin L. Leavy and wife, Chonta R. Leavy	Kelvin L. Leavy	09402004100 AND 08314036200
(NAME)	(NAME)	
2912 Deercreek Trail N	same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, I, James E. Johnston, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelvin L. Leavy and wife, Chonta R. Leavy, 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 Lot No. 26 in the Edgefield Land Company's First Subdivision of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 65 feet on the southerly side of Shelby Avenue and runs back between parallel lines and with the easterly margin of 17th Street, 150 feet to an alley.

AND

Land in Davidson County, Tennessee, being Lot No. 27 on the Map of Edgefield Land Company's First Plan of Lots, of record in Book 57, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the south side of Shelby Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Grantees herein by Warranty Deed ~~from~~ to James E. Johnston which deed is being recorded simultaneously herewith as Instrument No. ✓ 20110317-0020992 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; AND SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN BOOK 57, PAGE 130, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1700-1702 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 my hand this 16th day of March, 2011.

James E. Johnston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of March, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Johnston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

