BILL GARRETT, Davidson County
Trans:T20110038877 DEEDWARR
Recvd: 06/29/11 11:14 2 pgs
Fees:13.00 Taxes:159.10
20110629-0049617

THIS INSTRUMENT PREPARED BY:
**Horizon Land Title, Inc.**
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER**
Daniel C. Lee
1406 Ordway Place
Nashville, TN 37206

**MORTGAGEE**

**SEND TAX BILLS**
New Owner

**MAP-PARCEL:**
MAP 083-10-0
PARCEL 147.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Mary Magdalene Ellis, Administratrix C.T.A for the Estate of Elsie Mae Choate,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel C. Lee, unmarried,** 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:

**Being parts of Lots Nos. 24 and 25 on the Map of W. R. Cornelius' Subdivision, as of record in Book 57, Page 124, Register's Office for Davidson County, Tennessee, and also being known as Lot No. 8 on the map of the Re-subdivision of part of Lot No. 81 of the Lockeland, or Chadwell Home Place and parts of Lots 24 and 25 of W. R. Cornelius' Subdivision by Floyd Adkisson, and described as follows:**

**Beginning at a point in the north margin of Gartland Avenue, 186.1 feet west of the westerly margin of North 17th Street at the corner of Lots Nos. 7 and 8; thence with the line between said lots, northerly 136 feet, more or less, to the south margin of an alley; thence with the margin of said alley, westerly 54.9 feet; thence southerly 136 feet, more or less, to the north margin of Gartland Avenue; thence with the margin of the same easterly 55 feet to the beginning.**

**Being the same property conveyed to Nick T. Choate and wife, Elsie Mai Choate by Warranty Deed from Mary E. Lynn, dated February 8, 1977 and filed of record in Book 5114, Page 148, Register's Office for Davidson County, Tennessee. The said Nick T. Choate has since died leaving the said Elsie Mai Choate as the surviving tenant by the entirety. The said Elsie Mai Choate died on February 10, 2008 and the property is conveyed by the Administratrix C.T.A. pursuant to the terms of her Last Will and Testament and Probate Courter Order as of record in Case No. 09P213, in the Probate Clerk's Office for Davidson County, Tennessee.**

**This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 57, Page 124, Register's Office, Davidson, County, Tennessee.**

**This is the same description as in previous deed of record.**

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1601 Gartland Avenue Nashville, TN 37206.**

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 24th day of June, 2011.

Mary Magdalene Ellis Administratrix CTA.

Mary Magdalene Ellis, Administratrix C.T.A
for the Estate of Elsie Mae Choate

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Magdalene Ellis, Administratrix C.T.A for the Estate of Elsie Mae Choate, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2011.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $43,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of June, 2011.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.2.12