# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIARA D. FORBES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 1514 6th Ave. North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| George Floyd | George Floyd | 105-04-0-180 |
| (NAME) | (NAME) | |
| 1249 1st Ave. South | 1249 1st Ave. South | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Nashville, TN 37218 | |
| (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, Bonita Osborne, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Floyd and Oweida Floyd, 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(s) 23, as shown on the map entitled Resubdivision of D.F. Wilkin Property, of record as Plat Book 421, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 23 fronts 50 feet on the westerly side of First Avenue South, formerly called Maple Street and runs back between parallel lines 183 1/2 feet to an alley.

Being the same property conveyed to Alonzo Watley and wife, Lula Watley, by deed from Pleas Gooch and Mary Bell Gooch, his wife, of record as Book 664, page 24, dated September 23, 1925, said Register's Office. The said Alonzo Watley having since died, leaving the said Lula Watley the surviving tenant by the entirety. The saidLula Watley also having since died, leaving as her sole heir, her daughter, Ora Lee Sowell, as evidenced by Affidavit of Heirship of record as Book 6827, page 665, said Register's Office. The said Ora Lee Sowell having since died testate, her will being filed of record as Book 9087, page 874, said Register's Office, devised subject property to her son, Marion A. Sowell. The said Marion A. Sowell having since died testate, his will being filed as Docket No. 97P464, Davidson County Probate Court, Davidson County, Tennessee, devised subject property to his wife, Minnie L. Sowell. Minnie D. Sowell having conveyed the subject property to Minnie D. Sowell, Trustee U/A/D February 17, 1998 of the Sowell Revocable Living Trust Agreement, by deed of record as Book 11153, page 955, said Register's Office. The said Minnie D. Sowell having since died. Subject property was then conveyed to Bonita Osborne by Derrick Dowell, as Executor of the Estate of Minnie D. Sowell, by quit claim deed of record as Instrument No. 20071219-0145681, dated November 18, 2007, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1249 1st Ave. South, Nashville, TN 37218

(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.

BILL GARRETT, Davidson County
Trans:T20120001459 DEEDWARR
Recvd: 01/06/12 13:17 2 pgs
Fees:13.00 Taxes:37.00
20120106-0001651

**PICK-UP**

Witness my hand this 30th day of December, 2011.

Bonita Osborne

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, the within name **Bonita Osborne**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 30th day of December 2011.

Notary Public

My Commission Expires:

ANDRE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013