WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071865 DEEDWARR
Recvd: 09/24/12 14:30 2 pgs
Fees:13.00 Taxes:980.50
20120924-0086657

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance A. Sinclair	Same as new owner	094-02-0-157.00
(NAME)	(NAME)	
1909 Long Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(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, Larry N. Prince and Beverly Bounds HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Constance A. Sinclair, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Lot No. 158 on the map of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for said County.

Said Lot No. 158 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel line 150 feet to an alley.

Being the south half of Lots 1 and 2 on the plan of the United Electric Railway's Addition to East Nashville of record in Book 161, page 8, Register's Office for said County.

Said south of Lots 1 and 2 front together 100 feet on the north side of Long Avenue and run back between parallel lines 157 1/2 to deed line.

Being the same property conveyed to FORREST A. PRINCE, by deed from BLANCHE PIKE PRINCE, of record in Book 1079, page 230, dated November 14, 1938, said Register's Office.

Being the same property conveyed to FORREST A. PRINCE AND WIFE, BLANCHE PIKE PRINCE, by deed from FRANCES C. SETTLE, of record in Book 1151, page 517, dated November 19, 1940, said Register's Office.

Being further conveyed to WILLIAM A. PRINCE, by Quitclaim Deed from BLANCHE PIKE PRINCE, of record in Book 8881, page 426, dated March 4, 1993, said Register's Office. The said Forrest A. Prince having since died on or about July 28, 1952. Being further conveyed to WILLIAM A. PRINCE AND NANCY OWEN PRINCE, by Quitclaim Deed from WILLIAM A. PRINCE, of record in Book 10156, page 438, dated August 12, 1996, said Register's Office. The said William A. Prince having predeceased Nancy Owen Prince on or about March 17, 2009. The said Nancy Owen Prince having since died on or about September 27, 2009. The Will of Nancy Owen Prince of record in Volume 09P-1755, Davidson County Probate Court Clerk's Office devises subject property to Larry N. Prince and Beverly Bounds.

This conveyance is subject to: 2012 property taxes which are a lien, but not yet due and payable; all matters appearing on the map of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1909 Long 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 our hands this 17th day of September, 2012.

Larry N. Prince

Beverly Bounds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry N. Prince and Beverly Bounds, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of September.

Notary Public

My Commission Expires: 9/8/13

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