WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

James L. Dunn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2012.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Dunn	James L. Dunn	08110024300
(NAME)	(NAME)	
4540 Clarksville Pike	4540 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120094593 DEEDWARR
Recvd: 12/11/12 10:33 2 pgs
Fees:13.00 Taxes:120.25
20121211-0114043

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EUGENE APPLES, AS EXECUTOR OF THE ESTATE OF ROY EUGENE NORTH, SR., deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. DUNN, HEREINAFTER CALLED THE GRANTEE, HIS 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. 378 on the Plan of J. M., T. J. and G. W. Harding's Addition, as of record in Book 21, Page 60, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 378 fronts 50 feet on the westerly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 189 feet to an alley.

Being the same property conveyed to Roy E. North and wife, Nevada North by Warranty Deed from Edgar S. Gill and wife, Lassie Gill which deed is recorded in Book 1756, Page 220, Register's Office for Davidson County, Tennessee. The said Nevada North having since died on April 25, 2008 and the said Roy E. North (aka Roy Eugene North) having since died testate on September 24, 2010. By the Last Will and Testament of Roy Eugene North having been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 10P-1552, the estate of Roy E. North was devised to his wife, Nevada North should she survive him. Otherwise, said Estate was devised to his children being Roy E. North, Jr., James L. North, Murrel Revere Anderson and Evelyn Hiwatha Bolder. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 10P-1552, dated November 30, 2012, the said Eugene Apples is identified as Executor of the Estate of Roy Eugene North, Sr. and by said Order, it was expressly ordered, adjudged and decreed that said Executor be authorized to execute any deed, instrument and/or document necessary to effectuate the closing of property herein described. The above named Roy E. North is the same person as Roy Eugene North, Sr.

unimproved ☐

This is improved ☑ property, known as 1715 23rd Ave. N, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 10th day of December, 2012.

Estate of Roy Eugene North, Sr.

By: _____
Eugene Apples, Executor

STATE OF TENNESSEE

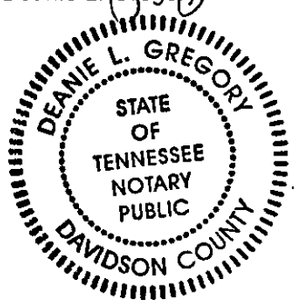
COUNTY OF Davidson

On this 10th day of December, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eugene Apples, Executor of the Estate of Roy Eugene North, Sr.**, 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