BILL GARRETT, Davidson County
Trans:T20130003479 DEEDWARR
Recvd: 01/14/13 09:48 3 pgs
Fees:18.00 Taxes:210.90
20130114-0004108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 57,000.00

Affiant

Subscribed and sworn to before me, this 8th day of January, 2013.

Notary Public

My commission expires: JANUARY 6TH 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WARREN EBANKS	**NEW OWNER**	**09401017700**
717 S 12TH ST	**SAME**	
NASHVILLE, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

KATHERINE R WATSON, MARRIED and JEANNE ELLEN GRAHAM, MARRIED and MELINDA FLEMING, MARRIED and RHONDA SCHREMMER, MARRIED

DW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WARREN D EBANKS, MARRIED

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. 187 on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, of the Register's Office for Davidson County, Tennessee.

Said Lot 187 fronts 50-1/4 feet on the easterly side of South 12th Street and the Northerly line of Lot No. 187 runs back 141-1/2 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO KATHERINE R WATSON, JEANNE ELLEN GRAHAM, MELINDA FLEMING AND RHONDA SCHREMMER BY AFFIDAVIT OF INHERITANCE OF REAL ESTATE FROM ESTATE OF MARY DELLA RUTHERFORD DATED 10/01/08 AND RECORDED ON 11/12/08 IN INSTRUMENT NO. 20081112-0111725, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS RENTAL PROPERTY FOR ALL GRANTORS AND WAS NEVER THE PRINCIPAL RESIDENCE FOR ANY SAID GRANTORS, THEIR SPOUSES, THEIR HEIRS, NOR THEIR ASSIGNS.

POWER OF ATTORNEY APPOINTING DAVID A. WATSON AS POWER OF ATTORNEY FOR KATHERINE R. WATSON RECORDED IN INSTRUMENT NO. 20130114000 4105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

DAW
WATSON

POWER OF ATTORNEY APPOINTING DAVID A. ~~WATSN~~ AS POWER OF ATTORNEY FOR MELINDA FLEMING RECORDED IN INSTRUMENT NO. 20130114000 4106, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

POWER OF ATTORNEY APPOINTING WILLIAM W. GRAHAM, JR AS POWER OF ATTORNEY FOR JEANNE ELLEN GRAHAM RECORDED IN INSTRUMENT NO. 20130114000 4107 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 717 S 12TH ST, 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 in 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/our hand(s) this 8th day of January, 2013.

Katherine R. Watson
KATHERINE R WATSON
BY: DAVID A. WATSON
HER ATTORNEY IN FACT

Jeanne Ellen Graham
JEANNE ELLEN GRAHAM
BY: WILIAM R. GRAHAM, JR.
HER ATTORNEY IN FACT

Melinda Fleming
MELINDA FLEMING DAW
BY: DAVID A. WATSON
HER ATTORNEY IN FACT

Rhonda Schremmer
RHONDA SCHREMMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State,RHONDA SCHREMMER, the within named Grantors, 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, at office, this 8th day of January, 2013.

Notary Public

My Commission Expires: JANUARY 6th 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2013, before me personally appeared DAVID A. WATSON, to me known (or proved to me on the basis of satisfactory evidence)to be the person who executed the foregoing instrument in behalf of KATHERINE R. WATSON and for MELINDA FLEMMING, and who acknowledged that he/she executed the same as the free act and deed of KATHERINE R. WATSON AND MELINDA FLEMMING.

Notary Public

My Commission Expires: JANUARY 6th 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2013, before me personally appeared WILLIAM R. GRAHAM, JR, to me known (or proved to me on the basis of satisfactory evidence)to be the person who executed the foregoing instrument in behalf of JEANNE ELLEN GRAHAM, and who acknowledged that he/she executed the same as the free act and deed of JEANNE ELLEN GRAHAM.

Notary Public

My Commission Expires: JANUARY 6th 2014