WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/13 16:02 3 pgs
Fees:17.00 Taxes:0.00
20130129-0009436

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of January 2013

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

ALLEN BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY:
Stewart, Johnson, Conners and Manson
215 2nd Ave North, Nashville, TN 37201

Address of New Owner	*Send Tax Bills To*	*Map-Parcel Nos.*
Eliza Davis-Threalkill & Ida Johnson	*Eliza Davis-Threalkill & Ida Johnson*	*11801000900*
935 Woodmont Blvd	*935 Woodmont Blvd*	
Nashville, Tennessee 37204	*Nashville, Tennessee 37204*	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Emma Davis** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eliza Davis-Threalkill and Ida Johnson,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit A

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.

This property is commonly known as **1403 Beechwood Avenue, Nashville TN 37212.**

IN WITNESS WHEREOF, *the Grantor has signed and sealed this deed, the day and year above written.*

Signed, sealed and delivered by Grantor.

Emma E. Davis

Emma Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14 day of January, 2013, before me personally appeared, ***Emma Davis****, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.*

Witness my hand and official seal at Nashville, Tennessee this 14 day of January, 2013.

W. Allen Boyd

Notary Public

W. ALLEN BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires May 5, 2015

Commission Expires: May 5, 2015

Exhibit A

Land in Davidson County, Tennessee being the westerly one-half of Lot No. 95 on Belmont Land Company's Plan of Lots, called "Belmont Heights", of record in Book 421, page 34, Register's Office for said County, as follows.

Said part of said Lot No. 95 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Henry Davis and wife, Emma E. Davis by deed from May Hart Hurd, a widow, of record in Book 3944, Page 812, Register's Office for Davidson County, Tennessee.

The said Henry Davis having since died.

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Jo Burns
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary's Seal (If on paper)