This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1339**

BILL GARRETT, Davidson County
Trans:T20130014158 DEEDWARR
Recvd: 02/20/13 12:19 2 pgs
Fees:13.00 Taxes:1045.25
20130220-0016938

WARRANTY DEED

THIS INDENTURE, made and entered into this **1/31/2013,** by and between **Joan C McCuen, an unmarried individual,** parties of the first part, and **Bill H Abney, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, Being the westerly 75 feet of Lot Number 19 on the Plan of West End Annex , filed of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee,.

Said part of Lot number 19 fronts 75 feet on the southerly side of Colorado Avenue, formerly 9th Street and runs back between parallel lines, 164 feet to an alley.

Being the same property conveyed to Joan C McCuen by deed dated April 7, 2009 from Weslee Washington, joined by his spouse, Patricia M Washington as Instrument No. 20090414-0033479, said Register's Office.

This conveyance is made subject to:

Parcel ID # **103-8-8**
☒ Improved OR
☐ Unimproved property located at: **4011 Colorado Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

J. C. McCuen
Joan C McCuen

Debra. Penland
Witness 2-4-13

STATE OF ~~Tennessee~~ Oregon

COUNTY OF ~~Davidson~~ Washington

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joan C McCuen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of January, 2013..

Notary Public

My Commission Expires: ~~4 February 2013~~ 27 November 2015

OFFICIAL SEAL
LUIS R. JIMENEZ-MORALES
NOTARY PUBLIC - OREGON
COMMISSION NO. 463827
MY COMMISSION EXPIRES NOVEMBER 27, 2015

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Owner's Name: **Bill H Abney**

and Address: **4011 Colorado Avenue, Nashville, TN 37209**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Bill H. Abney
4011 Colorado Avenue
Nashville, TN 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$282,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~Tennessee~~ Oregon

COUNTY OF ~~Davidson~~ Washington

Subscribed and sworn to before me this 31st day of January, 2013..

Notary Public

My Commission Expires: 27 November 2015

OFFICIAL SEAL
LUIS R. JIMENEZ-MORALES
NOTARY PUBLIC - OREGON
COMMISSION NO. 463827
MY COMMISSION EXPIRES NOVEMBER 27, 2015