BILL GARRETT, Davidson County
Trans:T20130014557 DEEDWARR
Recvd: 02/21/13 10:42 3 pgs
Fees:18.00 Taxes:277.50
20130221-0017443

Warranty Deed

STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 75,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February 20 13 Deputy Register	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $75,000.00. Affiant Subscribed and sworn to before me, this the 19th day of January, 2013. Notary Public My commission expires: 7-9-13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eugene Nelson		
5011 Tennessee Ave.	New Owner	91-7-0-134.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA IRENE HOOD, UNMARRIED, AND LADONNA SEALS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), 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 the Westerly 20 feet of Lot 922 and all of Lot 924, Block 142 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said part of Lot No. 922 and all of Lot No. 924 front together 55 feet on the southerly side of Tennessee Avenue and extend back between parallel lines with the easterly margin of 51st Avenue North, 150 feet to an alley.

Being the same property conveyed to Imiargine King by Warranty Deed from Jack A. Henshaw and J. Earl Chance filed in Book 6068, Page 298, Register's Office for Davidson County, Tennessee, dated June 30, 1983 and recorded June 30, 1983. The said Imiargine died on July 1, 1999 leaving Fred Otto West, Linda Irene Hood and Lawrence L. West as her surviving heirs at law;

Lawrence L. West Quit Claimed his interest to Fred Otto West and Linda Irene Hood by Deed recorded in Book 11604, Page 284, Register's Office for Davidson County, Tennessee, dated July 24, 1999 and recorded August 4, 1999;

Fred Otto West died on August 25, 2006 and his estate was probated in the Probate Court for Davidson County , Tennessee under case No. P061515. The sole heir was LaDonna L. Seals. See also, Affidavit of Inheritance (Real Estate) filed in Instrument Number 20080107-0001345, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5011 Tennessee Ave., Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of January, 2013.

Linda Irene Hood by James Hood her attorney in fact
Linda Irene Hood
by James Hood, her attorney in fact

LaDonna Seals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within name James Hood, attorney in fact for Linda Irene Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she, being authorized to do so, executed the foregoing instrument for the purposes therein contained as the free act and deed of Linda Irene Hood.

Witness my hand and seal this the 19th day of January, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named LaDonna Seals, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2013.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

Notary Public

Rodney Seals, spouse of LaDonna Seals, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

James Hood, former spouse of Linda Irene Hood, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Rodney Seals

James Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rodney Seals and James Hood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

Notary Public