

STATE OF TENNESSEE
COUNTY OF DAVISON

The actual consideration or value, whichever is greater, for this transfer is 145,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2013

Notary Public

My commission expires: 10/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CARRIE CARLTON **CHRISTOPHER S BISTLINE**	Traders National	07116018700
1127 N 5TH STREET	120 N. Jackson Str.	
NASHVILLE, TN 37207	Tullahoma, TN 37388	

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,

LOUISENA FRANCIS, UN Married

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

Carrie Carlton, unmarried and Christopher S. Bistline, unmarried, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86 and the northerly 16 feet of Lot No. 85 on the Map of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, TN. SAID Lot and part of said Lot adjoin and front together on the easterly side of North Fifth Street and run back between parallel lines, Lot No. 86 running back along the southerly margin of Richardson Street 165 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO LOUISENA FRANCIS BY WARRANTY DEED FROM WALTER J. O'NEILL AND WIFE, CAROL B O'NEILL DATED 10/21/05 AND RECORDED ON 11/07/05 IN INSTRUMENT NO. 20051107-0134811, SAID REGISTER'S OFFICE FOR SAID COUNTY.

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 1127 N 5TH STREET, NASHVILLE, TN 37207.

BILL GARRETT, Davidson County
Trans:T20130033511 DEEDWARR
Recvd: 04/24/13 09:53 2 pgs
Fees:13.00 Taxes:536.50



20130424-0040593

LF

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 5th day of April, 2013.

LOUISENA FRANCIS

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, a Notary Public of said County and State, LOUISENA FRANCIS, 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 5th day of April, 2013.

MY COMMISSION EXPIRES
MARCH 1, 2016

Notary Public

My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY