WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/08/13 10:39 2 pgs
Fees:13.00 Taxes:656.75
20130508-0046413

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

13-04-017

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of May, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Paul Jenkins (NAME)	SAME (NAME)	093-13-0-
1404 Sigler Streer (ADDRESS)	(ADDRESS)	233.00
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **Robert William Terry, Jr., married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paul Jenkins**, 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:

LAND in Davidson County, being the east half of Lot No. 9 on the Map of Sigler's Addition to Nashville, of record in Plan Book 1, page 4 of the Chancery Court at Nasvhille and described according to a survey prepared by Barge, Waggoner & Summer, Engineers, dated May 16, 1969 as follows:

Said part of Lot No. 9 fronts 50 on the northerly side of Sigler Street and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Robert William Terry, Jr. and wife, Jill Miller Terry by Deed Deed from Joe McLemore of record in Instrument No. 20000211-0014025 and corrected in Instrument No. 20000522-0051200, Register's Office for Davidson County, Tennessee. Subsequently, Jill Miller Terry, unmarried, conveyed her interest to Robert William Terry, Jr., unmarried by Deed dated May 4, 2010 of record in Instrument No. 20100510-0035903, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now nor has ever been the principal residence of the grantor.

BEING unimproved ☐
Improved ☐ property known as: **1404 Sigler Streer, Nashville, TN, 37203.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of May, 2013.

Robert William Terry, Jr.

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert William Terry, Jr., married**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of May, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

LEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON