BILL GARRETT, Davidson County
Trans:T20130065155 DEEDWARR
Recvd: 07/30/13 15:18 2 pgs
Fees:13.00 Taxes:1086.14
20130730-0079398

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $293,550.00. Affiant Subscribed and sworn to before me this the 26th day of July, 2013. Notary Public My commission expires: 7-3-17

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		
3701 Meadowbrook Avenue	New Owner	09107032300
Nashville, TN 37205		

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, **PHILLIP LIVINGSTON, SINGLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUGENE NELSON, SINGLE**, 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 northerly one – half of Lots Nos. 1002, 1004, 1006 and 1008 of Block No. 167, Plan NO. 1, West Nashville as of record in Book 57, Pages 74 and 75 in the Register's Office for said County.

Said part of Lots Nos. 1002, 1004, 1006 and 1008 fronts 75 feet on the westerly side of 51st, Avenue North, formerly 10th Street, and runs back between parallel lines, with the southerly margin of Michigan Avenue 110 feet to a dead line.

Being the portion of the same property conveyed to Sam E. Livingston by Deed from Margaret Schulman Ostrin (unmarried) and Benjamin (Bennie) D. Schulman of record in Book 6816, page 792, Register's Office for Davidson County, Tennessee, dated March 25, 1986 and recorded on March 31, 1986.

Nettie Livingston spouse of Sam E. Livingston having died on January 24, 1985

Sam E. Livingston having since died intestate on December 11, 1986 and survived by heirs as evidenced by the Affidavit of Heirship to be recorded simultaneously herewith at Instrument No. 20130730-0079397.

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 909 51st Avenue, 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 26th day of July, 2013.

Phillip Livingston

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 Phillip Livingston, 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 26th day of July, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public