WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/13 14:16 2 pgs
Fees:13.00 Taxes:425.50
20131227-0130432

State of Tennessee)
County of Davidson)

13-10-015

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of December, 2013

JOANN B. SISEMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Jo Ann B Sisemore
Notary Public

My Commission Expires: ~~09/09/14~~ 7-3-2017

(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
NELSON EUGENE HARRIS	" NEW OWNER "	105-14-0
(NAME) 2120 Elliott Avenue	(NAME)	048.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **STARLENE ANDERSON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NELSON EUGENE HARRIS**, 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 southerly 46 feet of Lot No. 59 on the Map of Waverly Place, as of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 59 fronts 46 feet on the easterly side of Elliott Avenue formerly Forrest Avenue, and runs back between parallel lines, 287.5 feet to the westerly margin of a 20 foot alley, measuring 46 feet thereon.

BEING all the same property conveyed to STARLENE ANDERSON, by Deed from MITTIE T. ALEXANDER, of record in Instrument No. 20080422-0041230, Register's Office for Davidson County, Tennessee. THE said Mittie Alexander having died May 18, 2012.

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.

BEING unimproved ☐
Improved ☒ property known as: **2120 Elliott Avenue, Nashville, TN, 37204.**

(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 27th day of December, 2013.

Starlene Anderson

STARLENE ANDERSON

STATE OF Tennessee)
COUNTY OF Davidson)

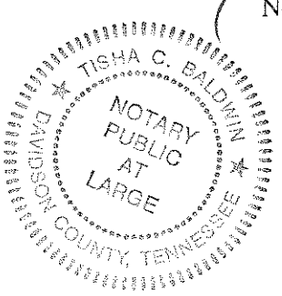
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STARLENE ANDERSON, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2013.

My Commission Expires:

3-30-15

Notary Public



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.

Kimberly Beard

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: 7-3-2015

JoAnn B Sisemore
Notary Public

