25694-8

BILL GARRETT, Davidson County Box 14
Trans:T20140005509 DEEDWARR
Recvd: 01/24/14 09:08 2 pgs
Fees:13.00 Taxes:148.00
20140124-0006639

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$40,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2014.

Notary Public

My commission expires: 9/11/17
(AFFIX SEAL)

TIFFANY CARVALHO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Lee Sanders	Owner	**Map 083-01-0 Parcel 187-00**
401 Gentry Ave		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Selmon Whitaker and Estella Whitaker, husband and wife

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

Thomas Lee Sanders, unmarried

HEREINAFTER CALLED THE GRANTEES, 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, Tennessee, being part of Lot Nos. 29 and 30 on the Plan of James Burns Subdivision, as of record in Plat Book 421, Page 40, Register's Office for DAVIDSON County, Tennessee. Beginning on the northerly margin of an alley at the southwest corner of the property conveyed to Albert L. Feldkircher and wife, by deed from E. P. Arnold and wife, of record in Book 609, Page 281, said Register's Office; thence with said Feldkircher's westerly line northwardly 117 feet, more or less, to the southeasterly margin of Burns Park Street (now closed); thence with said street southwestwardly to the southerly margin of said street 117 feet; thence around another curve southwardly to the easterly margin of Manila Avenue 33 feet; thence with said Avenue southwardly 34.5 feet to the northerly margin of said alley; thence with same eastwardly 116.5 feet, more or less, to the beginning; and part of the street that was closed by Metro. Ordinance Bill No. 64-327, Metro. County Clerk's Office.

Being part of the same property conveyed to Anna Hodges by Deed dated September 5, 1975 from Allen and Wright, Inc., a Tennessee corporation, of record in Book 4962, Page 859, Register's Office for DAVIDSON County, Tennessee. Said property was divested out of Anna Hodges and vested in Selmon and Estella Whitaker by Final Decree Confirming Tax Sale in the Chancery Court dated May 13, 1982 from the Clerk and Master of record in Book 5916, Page 761,Register's Office for DAVIDSON County, Tennessee.

Conveyance of the above described parcel is subject to:

The Plan of record in Book 421, Page 40, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Easements retained in the Metro. Ordinance No. 64-327, Metro. County Clerk's Office.

This is improved (____) Unimproved (__x__) property, known as **0 Manila Ave., Nashville, TN 37206**

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 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 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 **22nd** day of **January, 2014.**

Selmon Whitaker

Estella Whitaker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Selmon Whitaker and Estella Whitaker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **January, 2014.**

Notary Public

My Commission Expires:_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017