BILL GARRETT, Davidson County
Trans:T20140037014 DEEDWARR
Recvd: 05/28/14 09:54 2 pgs
Fees:13.00 Taxes:92.50
20140528-0045634

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Toni Belyea
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2014

Notary Public
My commission expires: 3-8-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Maurice A. Pinson, Sr. 153 Fain Street Nashville, TN 37210	New Owner	09316039500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Gertrude Buford and Annie Beatrice Grigsby,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maurice A. Pinson, Sr.,** 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:

Land in Davidson County, Tennessee being Lot no 5 of Block G on the Plan of Hermitage Additions as of record in Book 57, Page 43 register's office of Davidson County, Tennessee.

Said lot 5 fronts 50 feet on the southerly margin of Fain Street, formerly Hermitage Ave and extends back between parallel lines 160 feet to a dead line (alley) in the rear.

Being the same property conveyed to Lisa Buford by Deed from John D Jordan, Flora m Jordan Moore, Henry W Jordan, William Jordan, John A Hendricks, Sam Jordan, Reuben T Jordan, Gertrude E Jordan Buford, Annie B Jordan Grigsby and John D Jordan dated August 1st, 1991 and filed for record in Book 8410, page 357 register's office of Davidson county, Tennessee. The Aforementioned Lisa Buford now being deceased left John D Jordan Jr. Gertrude E Jordan Buford and Annie B Jordan Grigsby as her sole heirs. John D Jordan Jr having since died leaving Gertrude E Jordan Buford and Annie B Jordan Grigsby as the Sole surviving heirs at law of Lisa Buford.

This property is improved property known as 153 Fain Street, Nashville, TN, 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 22nd day of May, 2014.

Gertrude Buford

Annie Beatrice Grigsby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 22nd day of May, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014043053