BILL GARRETT, Davidson County
Trans:T20140045023 DEEDWARR
Recvd: 06/25/14 10:48 2 pgs
Fees:13.00 Taxes:92.50

20140625-0055497

WARRANTY DEED

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of June, 2014.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

2014-27

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomasina M. Christian	SAME	081.11-0-034.00
P.O. Box 70233		
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Beatrice Minor,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomasina M. Christian**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1737 21st Avenue North, Town of Nashville, 37208, Davidson County, State of Tennessee, said premises being further described as follows:

Being the northerly part of lot No. 276 on the map of J.M. T.J. and G.M. Harding's Addition, as of record in Book 21, page 80, Register's Office for said county, described as follows:

Beginning on the westerly margin of 21st Avenue North, formerly Estrella Street, at a point 47 feet north of the corner of lots Nos. 276 and 277, thence westwardly and parallel with the line between said two lots, 158 feet to the easterly margin of an alley; thence with said alley, northwardly 80.5 feet, more or less, to the southerly margin or another alley; thence with the last mentioned alley, eastwardly 158 feet, more or less, to the westerly margin of 21st Avenue North; thence with said Avenue, southwardly 46 feet to the beginning.

( ) unimproved
This is (X) improved property know as 1737 21st Avenue North, Nashville, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 23rd day of June, 2014.

Beatrice R. Minor

Beatrice Minor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Beatrice Minor , 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 Williamson, Tennessee this 23rd day of June, 2014.

April G Nichols

Notary Public

My Commission Expires: 6-28-15

